

# SAN ANTONIO PLANNING COMMISSION AGENDA



January 23, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Briefing on the IH 10 East Corridor Perimeter Plan Update (Planning and Community Development Department)
- Briefing on Form Based Use Pattern and Form Based Zoning District, proposed UDC amendment (Planning and Community Development Department)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

| Council District | Ferguson Index # |
|------------------|------------------|
|------------------|------------------|

|  |         |   |         |
|--|---------|---|---------|
| A. 080004  | Everest | 9 | 583 B-1 |
| (On the west side of Everest Avenue, south of W. Terra Alta) |         |   |         |

### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

|   |                                    |   |         |
|---|------------------------------------|---|---------|
| B. 08-003   | Brenthurst Lane Extension, Phase 2 | 8 | 480 C-6 |
| (Northeast of the intersection of Carrie Louise Drive and West Tejas Trail) |                                    |   |         |

**REPLATS:**

|                  |   |          |                |
|------------------|---|----------|----------------|
| <b>C. 070360</b> | <b>Cenzio Park Elementary School</b><br>(South of Arbor Place, west of 28 <sup>th</sup> Street) | <b>5</b> | <b>615 D-3</b> |
|------------------|---|----------|----------------|

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**CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:**

|           |               |  |          |                |
|-----------|---------------|--|----------|----------------|
| <b>6.</b> | <b>080004</b> | <b>Everest</b><br>(On the west side of Everest Avenue, south of W. Terra Alta)   | <b>9</b> | <b>583 B-1</b> |
| <b>7.</b> | <b>08-003</b> | <b>Brenthurst Lane Extension, Phase 2</b><br>(Northeast of the intersection of Carrie Louise Drive and West Tejas Trail) | <b>8</b> | <b>480 C-6</b> |
| <b>8.</b> | <b>070360</b> | <b>Cenzio Park Elementary School</b><br>(South of Arbor Place, west of 28 <sup>th</sup> Street)                          | <b>5</b> | <b>615 D-3</b> |

**PLATS:**

|            |               |   |            |                |
|------------|---------------|---|------------|----------------|
| <b>9.</b>  | <b>070076</b> | <b>The Hills at River Mist, Unit 4</b><br>(On the west side of Kyle Seale Parkway at Tuffs Hollow)          | <b>8</b>   | <b>547 D-3</b> |
| <b>10.</b> | <b>070109</b> | <b>Goliad Commercial</b><br>(East of Goliad Road, south of S. E. Military)                                  | <b>3</b>   | <b>652 A-8</b> |
| <b>11.</b> | <b>070154</b> | <b>Vance Jackson at the Rim, Phase II</b><br>(On the east side of IH 10 at Rim Pass)                        | <b>8</b>   | <b>514 C-1</b> |
| <b>12.</b> | <b>070225</b> | <b>Alamo Ranch Unit 29A, Enclave</b><br>(Southwest of the intersection of Chambers Cove and Cottonwood Way) | <b>OCL</b> | <b>577 D-5</b> |
| <b>13.</b> | <b>070380</b> | <b>Merk &amp; B-One</b><br>(East of Loop 1604 and north of Addersley Drive)                                 | <b>7</b>   | <b>546 D-4</b> |

**DEFERRALS:**

|            |               |   |          |                |
|------------|---------------|---|----------|----------------|
| <b>14.</b> | <b>080157</b> | <b>Rittiman – Holiday Inn Express</b><br>(On the east side of Barrel Creek, north of Rittiman Road) | <b>2</b> | <b>584 E-4</b> |
|------------|---------------|---|----------|----------------|

**LAND TRANSACTIONS:**

15. **S.P. No. 1305** Request to declare as surplus and sell three (3) tracts of City-owned real properties within NCBs 7895 and 10378. (Department of Asset Management, by Oscar Serrano)
  16. **S.P. No. 1337** Request for Joint Use Agreement for sanitary sewer line located at Newcombe Drive (Department of Asset Management, by Oscar Serrano)
  17. **S.P. No. 1338** Request to declare as surplus and sell a tract of City-owned real property located at 1308.4 Bailey Avenue. (Department of Asset Management, by Oscar Serrano)
  18. **S.P. No. 1349** Request to declare as surplus and sell a tract of City-owned real property located at 120 Mc Leod. (Department of Asset Management, by Oscar Serrano)
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**INDIVIDUAL CONSIDERATION**

**PLATS:**

- |     |               |  |                    |
|-----|---------------|--|--------------------|
| 19. | <b>070556</b> | <b>Firestone FM 78 Addition</b>                | <b>OCL 585 E-4</b> |
|     |               | (On Seguin Road, southwest of Wood Glen Drive) |                    |

**VARIANCES and APPEALS:**

- |     |                   |   |                |
|-----|-------------------|---|----------------|
| 20. | <b>FPV 08-007</b> | <b>Cielo Vista</b> (Floodplain & continued from January 9, 2008) <b>8</b> | <b>479 E-2</b> |
|     |                   | (IH 10 at Cielo Vista)  |                |

**LAND TRANSACTIONS:**

21. Briefing and Consideration of Von Ormy's Petition for the City of San Antonio's Consent to Initiate Incorporation Proceeding (Planning and Community Development Department by Jesus Garza).

**COMPREHENSIVE MASTER PLANS:**

22. **Case Number 08001** - Continued from November 14, 2007. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Arena District /Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.61 acres located at 2403, 2405, 2411, and 2415 East Commerce Street from Medium Density Single Family and Mixed Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Tamara Palma, Planner; Nina Nixon-Mendez, Planning Manager)

23. **Case Number 08009** – Public hearing and consideration of a resolution amending the Downtown Neighborhood Plan by changing the land use plan map and text to include the boundaries for the River North District Master Plan, providing technical corrections; and adding the River North District Master Plan as a chapter to supplement the Neighborhood Plans Section. (Planning and Community Development Department by Lauren Edlund, Planner; Nina Nixon-Mendez, Planning Manager)
24. **Case Number 08010** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 107-acres generally located within the vicinity of S. Jett Rd. and Loop 1604, more specifically described by legal description NCB 4191 P-32 from Agricultural and Resource Protection/Open Space land uses to Urban Living land use. (Planning and Community Development Department by Trish Wallace Senior Management Analyst; Nina Nixon-Mendez, Planning Manager)
25. Public hearing and consideration of a resolution recommending the Tobin Hill Neighborhood Plan, a 1.14 square mile area bounded by West Ashby Place, Trail Street, East Huisache Avenue and East Josephine Street to the north, US Hwy 281 North and Broadway to the west, IH 35 North to the south, and San Pedro Avenue and McCullough Avenue to the east; to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Community Development Department by Michael Taylor, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

**OTHER ITEMS:**

26. Consideration of a resolution amending the Establishment and Governance of the Planning Commission Technical Advisory Committee (Development Services Department, by Jasmin Moore)
27. Approval of the minutes for the January 9, 2008 Planning Commission meeting
28. Director's report
29. Questions and discussion
30. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
31. **ADJOURNMENT**



**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF A REPLAT**  
**WITH WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5A54 January 23, 2008

EVEREST  
SUBDIVISION NAME

MINOR PLAT

080004  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 583 B-1

**OWNER:** Anna Ballard

**ENGINEER:** Camacho-Hernandez & Associates, by Arturo Camacho, Jr.

**CASE MANAGER:** Elizabeth Adams, Planner (207-7912)

**Date filed with Planning Commission:** January 23, 2008

**Location:** On the west side of Everest Avenue, south of W. Terra Alta

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single Family District

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat **0.4295** acres consisting of **3** single family lots.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 23, 2008. Seven notices were mailed to the adjacent property owners, as of this writing one written opposition has been submitted.

The applicant is proposing to replat two lots to reconfigure lot layout. The area to be replatted is described as lots 68 and 69, NCB 11890, out of the

Lorenz Addition plat, as recorded in Volume 3025, Page 163, of the deed and plat records of Bexar County, Texas.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION**  
**PLANNED UNIT DEVELOPMENT**  
**AGENDA ITEM NO: 5B<sup>1</sup>7 January 23, 2008**

BRENTHURST LANE EXTENSION, PHASE 2  
**PUD PLAN NAME**

PUD 08-003  
**PUD #**

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 480 C-6

**OWNER:** Intco Development of Texas, Inc., by Thomas Gidley

**ENGINEER:** Pape-Dawson Engineers, Inc., by Thomas Carter, P.E.

**CASE MANAGER:** Rebecca Paskos, Planner (207-0042)

**Date filed with Planning Commission:** January 4, 2008

**Location:** Northeast of the intersection of Carrie Louise Drive and West Tejas Trail

**Services Available:** SAWS Water and Leon Springs Utility Company Sewer

**Zoning:** R-6S Single family residential, specific use for a golf course  
PUD Planned Unit Development

**Plan is associated with:**

MDP/POADP #026-07, Howell Master Development Plan at the  
Dominion, accepted on October 31, 2007

**Proposed Use:** Private street

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**APPLICANT'S PROPOSAL:**

- 6 non-single family lots
- Approximately 2,300 linear feet of private streets
- The Plan is within Forest Crest Neighborhood Association, but is not within a Neighborhood, Community, or Perimeter Plan.

## CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**DSD – Traffic Impact Analysis & Streets** has reviewed PUD Plan 08-003 for Brenthurst Lane Extension, Phase 2. The analysis indicates compliance with the UDC and the TIA & Streets Division recommends approval.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the subject project, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance along West Tejas Trail to provide adequate obstruction-free viewing distances for approaching traffic.
- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

For further information, please call Nicolas Fernandez at (210) 207-5507.

**Historic Preservation** states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archaeological Survey Standards of Texas, and previously identified sites should be reexamined and reevaluated, if any.

For further information, please call Kay Hindes at (210) 207-7306.

**SAWS Aquifer Protection and Evaluation** states the following: Please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required, if applicable)
- Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

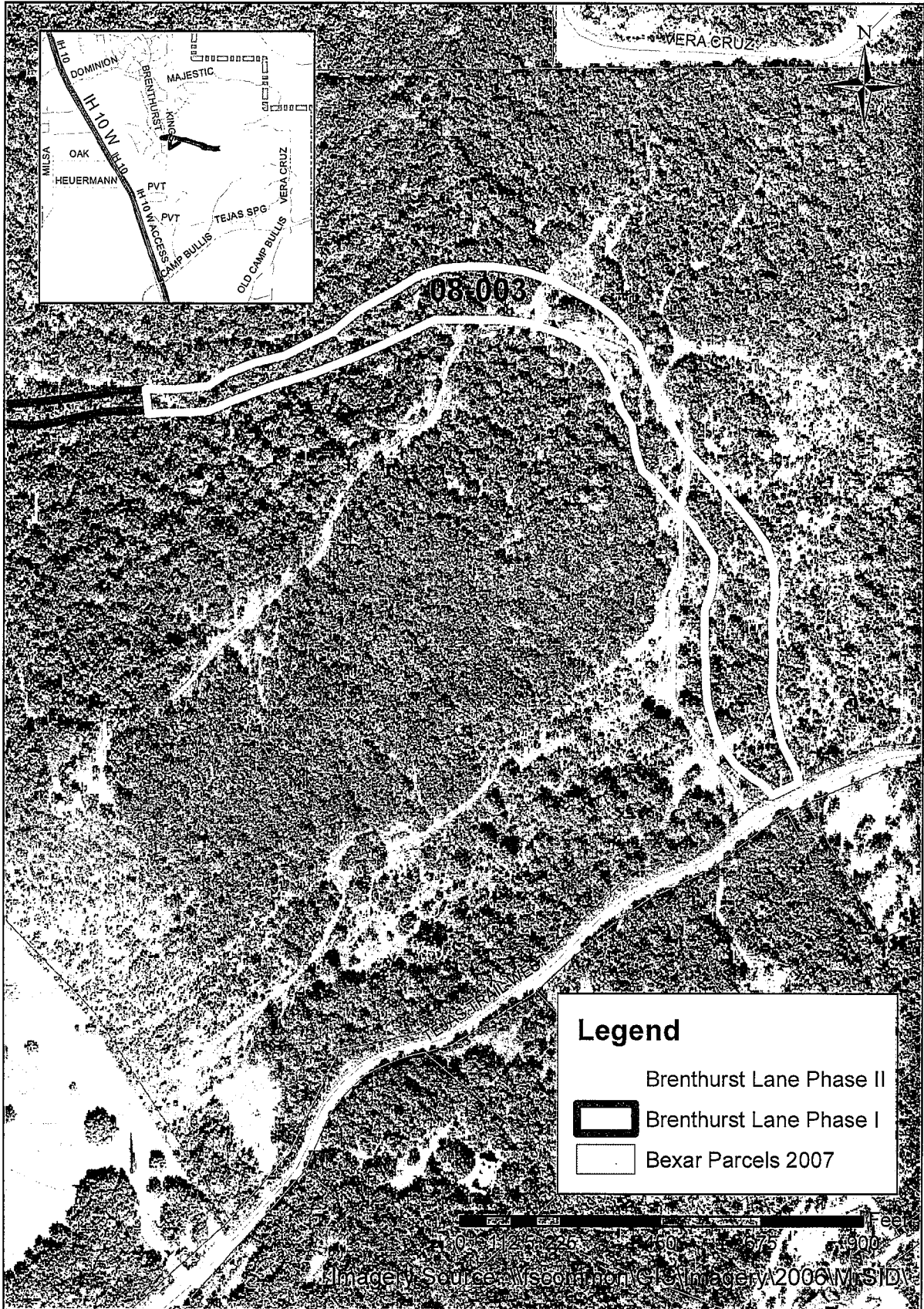
For further information, please call Patricia Garza at (210) 233-3512.

**STAFF RECOMMENDATION:**

Staff recommends approval with the aforementioned conditions.



# Brenthurst Lane Extension, Phase II, PUD #08-003





**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF A REPLAT**

AGENDA ITEM NO: 5C<sup>1</sup>/<sub>8</sub> January 23, 2008

**CENIZO PARK ELEMENTARY  
SCHOOL  
SUBDIVISION NAME**

**MAJOR PLAT**

**070360  
PLAT #**

**COUNCIL DISTRICT: 5**

**FERGUSON MAP GRID: 615 D-3**

**OWNER:** Edgewood ISD, by David Stahan

**ENGINEER:** Slay Engineering, by Roger C. Lawhead, P. E.

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** January 23, 2008

**Location:** South of Arbor Place; west of 28<sup>th</sup> Street

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Single Family Residential

**Proposed Use:** Public School

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**APPLICANT'S PROPOSAL:**

To replat **5.677** acres consisting of 1 non-single family lot.

**DISCUSSION:**

The applicant is proposing to replat two lots into 1 lot. The area to be replatted is described as lot 5, NCB 9026 out of the Cenizo Park Elementary School Subdivision plat as recorded in Volume 9532, Page 103 and Lot 8, NCB 9026, out of the Cenizo Park Elementary School 1A Subdivision plat, as recorded in Volume 9542, Page 111, of the deed and plat records of Bexar County, Texas.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 9 January 23, 2008

THE HILLS AT RIVER MIST, UNIT-4  
SUBDIVISION NAME

MAJOR PLAT

070076  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 547 D-3

**OWNER:** Centex Real Estate, by Charles Marsh

**ENGINEER:** Pape-Dawson Engineers, Inc., by Jon Adame

**CASE MANAGER:** Jasmin Moore, Planner (207-0142)

**Date filed with Planning Commission:** January 16, 2008

**Location:** On the west side of Kyle Seale Parkway at Tuffs Hollow

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single Family District

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 757, River Mist/Woller Ranch, accepted on June 25, 2003

**Proposed Use:** Single Family Residential

**Major Thoroughfare:** Kyle Seal is a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat 7.32 acres consisting of 33 single family lots, 1 non-single family lot, and 1230 linear feet of public streets.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems,

as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval.

IMPACT FEE PAYMENT DUE. RIVER AND INTERESTED PARTY MUST FILE AT THE COUNTY CLERK'S OFFICE WITHIN 30 DAYS OF THE DATE OF RECORDING OF THIS PLAT.

THESE RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. THE PLANNING COMMISSION HAS NO OBJECTION TO THE PLAT.

THE SETBACKS IMPOSED ON THE DEVELOPER OR BEAR COUNTY ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

GENERAL NOTE: THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING ORDINANCES AND THE CITY'S PLANNING COMMISSION'S REVIEW.

PLAT NOTE: THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING ORDINANCES AND THE CITY'S PLANNING COMMISSION'S REVIEW.

GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS MAY BE PLACED ON THE PLAT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO.

GENERAL NOTES: 2. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING ORDINANCES AND THE CITY'S PLANNING COMMISSION'S REVIEW.

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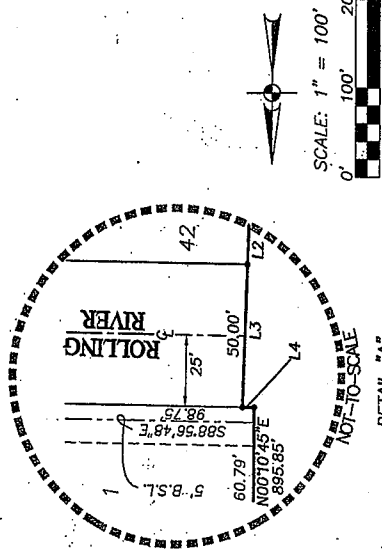
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GENERAL NOTES: 12. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING ORDINANCES AND THE CITY'S PLANNING COMMISSION'S REVIEW.

GENERAL NOTES: 13. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING ORDINANCES AND THE CITY'S PLANNING COMMISSION'S REVIEW.



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| LINE | BEARING |
|------|---------|
| L1   | 70.00'  |
| L2   | 70.00'  |
| L3   | 70.00'  |
| L4   | 70.00'  |
| L5   | 70.00'  |
| L6   | 70.00'  |
| L7   | 70.00'  |
| L8   | 70.00'  |

| CURVE | LENGTH  | TANGENT | DELTA    | CHORD BEARING |
|-------|---------|---------|----------|---------------|
| C1    | 10.48'  | 15.00'  | 40.11'   | N87.2815°E    |
| C2    | 151.87' | 51.00'  | 693.13'  | N70.3351°E    |
| C3    | 151.87' | 51.00'  | 693.13'  | N45.0953°E    |
| C4    | 10.48'  | 15.00'  | 40.11'   | N20.1724°W    |
| C5    | 23.36'  | 15.00'  | 30.0000' | N21.21°E      |
| C6    | 39.27'  | 25.00'  | 90.0000' | S35.36°E      |
| C7    | 23.36'  | 15.00'  | 30.0000' | N21.21°E      |
| C8    | 39.27'  | 25.00'  | 90.0000' | S35.36°E      |
| C9    | 10.48'  | 15.00'  | 40.11'   | N87.2815°E    |
| C10   | 151.87' | 51.00'  | 693.13'  | N70.3351°E    |
| C11   | 151.87' | 51.00'  | 693.13'  | N45.0953°E    |
| C12   | 10.48'  | 15.00'  | 40.11'   | N20.1724°W    |

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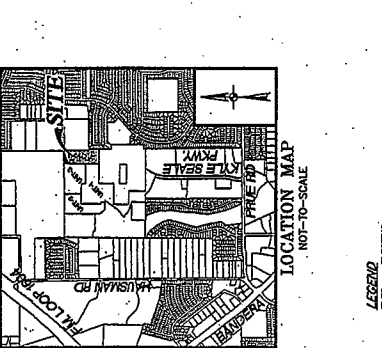
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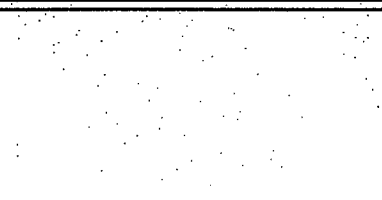
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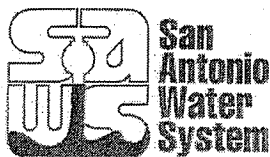
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March 07, 2007

Mr. Johnny Martinez  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 0702001- Request for review of **The Hills at River Mist, Unit 4, Plat No. 070076** located on Prue Road and Bandera Road

Dear Mr. Martinez:

On February 02, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 7.320 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated May 17, 2006-File No. 114. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

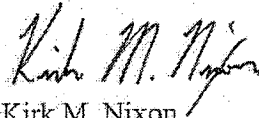
A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated February 26, 2007. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Hills at River Mist, Unit 4, Plat No. 070076.

Mr. Johnny Martinez  
The Hills at River Mist, Unit 4  
Page 2

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon". The signature is written in a cursive, flowing style.

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:SMD



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 January 23, 2008

GOLIAD COMMERCIAL  
SUBDIVISION NAME

MAJOR PLAT

070109  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 652 A-8

**OWNER:** Dorado Development Co., LLC., by David M. Cummings III

**ENGINEER:** Macina Bose Copeland & Associates, Inc., by David L. Allen

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** January 2, 2008

**Location:** East of Goliad Road, south of S.E. Military Drive.

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 General Commercial District

**Proposed Use:** Retail and restaurants

**Major Thoroughfare:** Goliad Road. is a secondary arterial, Type B, minimum R.O.W. 70 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **7.021** acres consisting of **5** non-single family lots.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: // January 23, 2008

VANCE JACKSON AT THE RIM, PHASE II      MAJOR PLAT      070154  
SUBDIVISION NAME      PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 514 C-1

**OWNER:** Thomas Enterprises, Inc., by Robert Bermann

**ENGINEER:** Pape-Dawson Engineers, Inc., by Song Lim Tan

**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Date filed with Planning Commission:** January 10, 2008

**Location:** On the east side of IH 10 at Rim Pass

**Services Available:** SAWS Water and Sewer

**Zoning:**      MPCD Master Planned Community District  
                 ERZD Edwards Recharge Zone  
                 GC1 Gateway Corridor

**Plat is in accordance with:**

MDP/POADP #237-D, La Cantera was accepted on May 12, 2006.

**Proposed Use:** Public Street Right-of- way.

**Major Thoroughfare:** Vance Jackson is a secondary arterial, Type A, minimum R.O.W. 86 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **6.029** acres consisting of **2,645** linear feet of public streets.

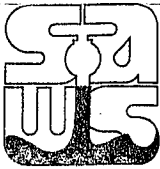
**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval





**San  
Antonio  
Water  
System**

DEVELOPMENT SERVICES  
RECEIVED

RECEIVED  
March 12, 2007  
08 JAN -9 PM 3: 57

Mr. Lucas Kopecki, E.I.T.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

LAND DEVELOPMENT  
SERVICES DIVISION

RE: File No. 0701010- Request for review of **Vance Jackson at The Rim, Phase II, Plat No. 070154** located 1000 feet south of the intersection of IH-10 and La Cantera Parkway, on the east side of IH-10.

Dear Mr.Kopecki:

On January 26, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 4.540 acres located entirely within the EARZ. No significant features were observed. The property is within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Vance Jackson at The Rim, Phase II, Plat No. 070154.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:SMD

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 12 January 23, 2008

ALAMO RANCH

UNIT 29A, ENCLAVE

MAJOR PLAT

070225

SUBDIVISION NAME

PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 D-5

**OWNER:** Hanna / Magee L.P. #1, by Jay Hanna

**ENGINEER:** Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

**CASE MANAGER:** Robert L. Lombrano (207-5014)

**Date filed with Planning Commission:** January 7, 2008

**Location:** Southwest of the intersection of Chambers Cove and Cottonwood Way

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #808A, Alamo Ranch was accepted on October 5, 2005.

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **15.56** acres consisting of **70** single family lots, **1** non-single family lot and **2,424** linear feet of private streets.

**STAFF RECOMMENDATION:**

Approval







**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 January 23, 2008

MERK & B-ONE  
SUBDIVISION NAME

MAJOR PLAT

070380  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 546 D-4

**OWNER:** Merk & B Development Alpha, LLC, by George Bromley

**ENGINEER:** San Antonio Design Group, Inc., by Roy J. Akoina, P.E.

**CASE MANAGER:** Jasmin Moore, Planner (207-0142)

**Date filed with Planning Commission:** January 14, 2008

**Location:** East of Loop 1604 and north of Addersley Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial District  
NA Nonalcoholic Sales  
C Corridor District

**Plat is in accordance with:**

MDP/POADP #111, Braun Farms Unit 1 was accepted on May 16, 1984.

**Proposed Use:** Retail

**Major Thoroughfare:** Loop 1604 is a freeway

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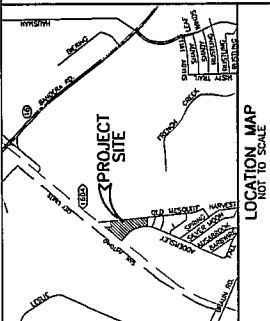
**APPLICANT'S PROPOSAL:**

To plat 9.83 acres consisting of 2 non single family lots.

**STAFF RECOMMENDATION:**

Approval

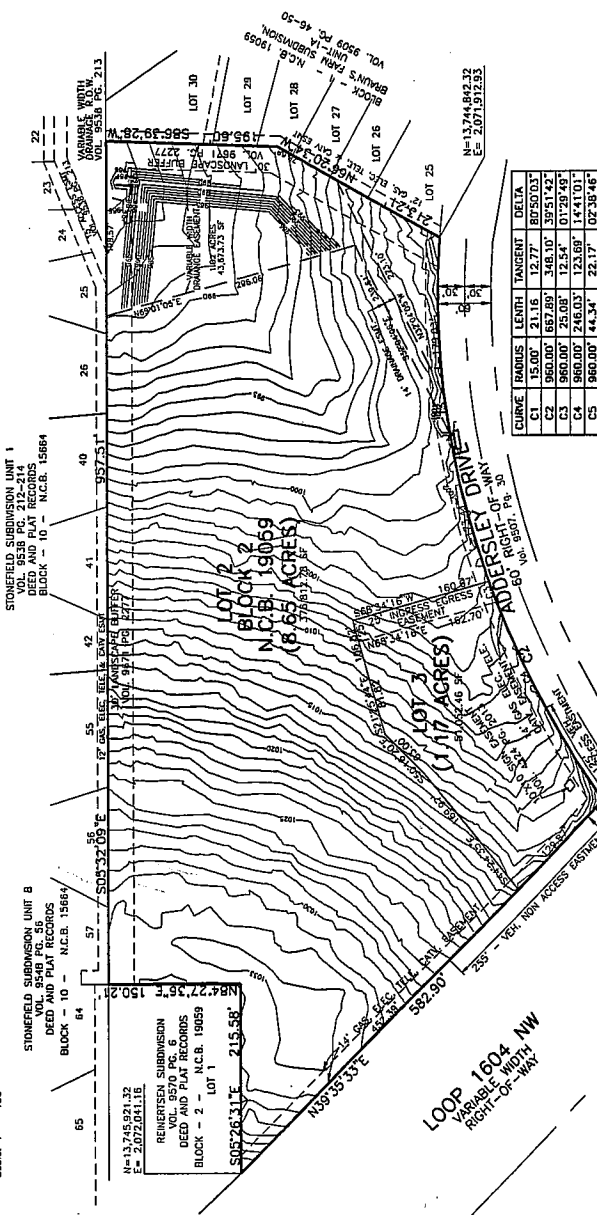
**SA San Antonio**  
**Design Group Inc.**  
 CONSULTING ENGINEERS  
 17500 SAN PEDRO, SUITE 600  
 SAN ANTONIO, TEXAS 78232  
 (210) 541-3903



**OWNER/DEVELOPER:**  
 REINERSEN SUBDIVISION  
 VOL. 9570 PG. 6  
 DEED AND PLAT RECORDS  
 BLOCK - 2 LOT 1  
 13750 SAN PEDRO, SUITE 600  
 SAN ANTONIO, TEXAS 78232  
 (210) 541-3903

1. DOCUMENTATION OR CONTROL GROUP INFORMATION AVAILABLE AT THE OFFICE
2. BASE OF RECORDS FOR THIS PLAT: TEXAS DEPARTMENT OF TRANSPORTATION
3. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. COORDINATES SHOWN BASED ON NAD 83 TEXAS STATE PLANE COORDINATES
5. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS, OAK, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
6. MANAGEMENT AGENCY (TEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 88029-02141 EFFECTIVE DATE 01/01/2003
7. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 88029-02141 EFFECTIVE DATE 01/01/2003
8. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 88029-02141 EFFECTIVE DATE 01/01/2003
9. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 88029-02141 EFFECTIVE DATE 01/01/2003
10. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 88029-02141 EFFECTIVE DATE 01/01/2003

Scale: 1" = 100'



## SUBDIVISION PLAT ESTABLISHING MERK&B-ONE SUBDIVISION

BEING A TOTAL OF 9.83 ACRES DESCRIBED AS BLOCK LOT P-7, N.C.B. 15664 AS RECORDED IN VOLUME 11701, PAGE 1842 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY TEXAS, ESTABLISHING LOTS 2 & 3, BLOCK 2, N.C.B. 19059 BEAR COUNTY, TEXAS.

### EDU NOTE

THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED IN THE RECORDS OF SAN ANTONIO, TEXAS, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING SET AND WASTEWATER SERVICE CONNECTION.

1. FOR RESERVATION OF EASEMENTS OR RIGHTS OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATED SHALL BE LOCATED AT THE INTERSECTION OF STATE HIGHWAY AND THE PROPERTY ACCESS POINT. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 582.90'
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.

PLAT NUMBER : 070380

STATE OF TEXAS  
 COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

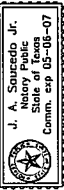
OWNER:  
 BY: \_\_\_\_\_

DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, known to me to be the person whose name is subscribed for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 J. A. Saucedo Jr.  
 Notary Public  
 State of Texas  
 Commission Expires 05-08-07

STATE OF TEXAS  
 COUNTY OF BEAR

I, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEAR

I, HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE SAN ANTONIO PLANNING COMMISSION ORDINANCES AND IS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: \_\_\_\_\_



REGISTERED PROFESSIONAL LAND SURVEYOR  
 H. A. KUEHLEIN SURVEY COMPANY  
 14350 NORTHBROOK DR. SUITE 130  
 SAN ANTONIO, TEXAS 78232

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS HEREBY AUTHORIZED THE EXAMINATION AND INSPECTION OF THE PLAT FOR THE PURPOSES OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

THIS PLAT OF \_\_\_\_\_ MERK&B-ONE SUBDIVISION \_\_\_\_\_ WAS BEING SUBMITTED TO, AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
 COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF SAO COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED IN THE RECORDS OF SAO COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 14 January 23, 2008

**RITTIMAN - HOLIDAY INN EXPRESS**  
**SUBDIVISION NAME**

**080157**  
**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 584 E-4**

**OWNER:** Rittiman Central Industrial Partners, L.P., by Nick Patel

**CONSULTANT:** Torres Engineering, P.C., by Xavier Torres, P.E.

**CASE MANAGER:** Rebecca Paskos, Planner (207-0042)

**Location:** On the east side of Barrel Creek, north of Rittiman Road.

**Zoning:** I1 General industrial

**Proposed Use:** Hotel

---

**APPLICANT'S PROPOSAL:**

To plat **2.639** acres consisting of **1** non-single family lot.

**APPLICANTS REQUEST:**

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation. The applicant's justification is in the attached letter.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.

2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 31102 of the UDC.

PLAT ESTABLISHING

**RITTIMAN-HOLIDAY INN  
EXPRESS SUBDIVISION**

BEING A 2.639 ACRE TRACT OUT OF 12.61  
ACRES SITUATED IN THE GERRITSON  
RODRIGUEZ SURVEY NO. 132, ABSTRACT  
610, NEW CITY BLOCK 12191, IN THE CITY  
OF SAN ANTONIO, BEXAR COUNTY, TEXAS,  
OUT OF A 17.759 ACRE TRACT RECORDED  
IN THE PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS.

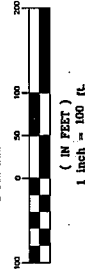
**GENERAL NOTES**

- 1) ELECTRIC TELEPHONE & CABLE TELEVISION LAYOUTS ARE SHOWN AS A PART OF THE PLAT. THE CITY OF SAN ANTONIO IS A PART OF ITS ELECTRIC AND GAS SYSTEMS. CITY UTILITIES ARE SHOWN FOR INFORMATION AND AS A GUIDE TO THE SUBDIVISION. THE CITY OF SAN ANTONIO IS A PART OF ITS ELECTRIC AND GAS SYSTEMS. CITY UTILITIES ARE SHOWN FOR INFORMATION AND AS A GUIDE TO THE SUBDIVISION.
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NOTE:

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**GRAPHIC SCALE**



| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S0°06'28"E  | 5.5'   |
| L2   | N89°53'22"E | 16.00' |
| L3   | N89°51'00"E | 2.16'  |
| L4   | S89°38'18"W | 42.40' |

| CURVE | RADIUS | LENGTH | DELTA  | CHORD | BEARING     |
|-------|--------|--------|--------|-------|-------------|
| C1    | 2.5'   | 3.92'  | 90°00' | 3.54' | S45°06'28"E |

**REMARKS**

THESE LINES WERE MEASURED AS BARELY CROWNED AS A 30 FOOT WIDE ROADWAY. THE MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE CITY OF SAN ANTONIO. THE MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE CITY OF SAN ANTONIO.

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**C&W**  
**Surveying**

P.O. Box 692708  
San Antonio, TX 78269  
210-693-2087  
210-693-2141 Fax

**TORRES**  
**ENGINEERING**  
**P.C.**  
1646 BLANCO BLVD. #100 (109) 408-9111  
SAN ANTONIO, TEXAS 78211

OWNER/DEVELOPER:  
RITTIMAN CENTRAL INDUSTRIAL PARTNERS LP/NICK PATEL  
1130 LARKIN AVENUE  
SEGUIN, TEXAS 78155

DRAWN BY: JDC JOB ORDER NO: 07124.00.00 DATE: 12/21/07

**REMARKS ON NOTE**

THESE LINES WERE MEASURED AS BARELY CROWNED AS A 30 FOOT WIDE ROADWAY. THE MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE CITY OF SAN ANTONIO. THE MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE CITY OF SAN ANTONIO.

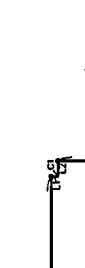
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NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSCURE THE PLAT SHALL BE CONSIDERED AS PART OF THE PLAT. THE CITY OF SAN ANTONIO IS A PART OF ITS ELECTRIC AND GAS SYSTEMS. CITY UTILITIES ARE SHOWN FOR INFORMATION AND AS A GUIDE TO THE SUBDIVISION.

**GRAPHIC SCALE**



| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S0°06'28"E  | 5.5'   |
| L2   | N89°53'22"E | 16.00' |
| L3   | N89°51'00"E | 2.16'  |
| L4   | S89°38'18"W | 42.40' |

| CURVE | RADIUS | LENGTH | DELTA  | CHORD | BEARING     |
|-------|--------|--------|--------|-------|-------------|
| C1    | 2.5'   | 3.92'  | 90°00' | 3.54' | S45°06'28"E |

**REMARKS**

THESE LINES WERE MEASURED AS BARELY CROWNED AS A 30 FOOT WIDE ROADWAY. THE MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE CITY OF SAN ANTONIO. THE MEASUREMENTS WERE MADE BY THE SURVEYOR AND THE CITY OF SAN ANTONIO.

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**C&W**  
**Surveying**

P.O. Box 692708  
San Antonio, TX 78269  
210-693-2087  
210-693-2141 Fax

**TORRES**  
**ENGINEERING**  
**P.C.**  
1646 BLANCO BLVD. #100 (109) 408-9111  
SAN ANTONIO, TEXAS 78211

OWNER/DEVELOPER:  
RITTIMAN CENTRAL INDUSTRIAL PARTNERS LP/NICK PATEL  
1130 LARKIN AVENUE  
SEGUIN, TEXAS 78155

DRAWN BY: JDC JOB ORDER NO: 07124.00.00 DATE: 12/21/07

**REMARKS ON NOTE**

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DEVELOPMENT SERVICES  
RECEIVED  
2008 JAN 11 AM 11:13

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR BY A PERSONAL REPRESENTATIVE, HAS DECLARED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

OFFICE: BEXAR COUNTY INDUSTRIAL PARTNERS LP/NICK PATEL  
SEGUIN, TEXAS 78155

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR BY A PERSONAL REPRESENTATIVE, HAS DECLARED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

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COUNTY OF BEXAR

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OFFICE: BEXAR COUNTY INDUSTRIAL PARTNERS LP/NICK PATEL  
SEGUIN, TEXAS 78155

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR BY A PERSONAL REPRESENTATIVE, HAS DECLARED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

OFFICE: BEXAR COUNTY INDUSTRIAL PARTNERS LP/NICK PATEL  
SEGUIN, TEXAS 78155

**CITY OF SAN ANTONIO****Department of Asset Management  
Interdepartmental Correspondence Sheet**

**TO:** Planning Commission Consent Agenda

**FROM:** Mark Gretchen, Interim Director, Department of Asset Management

**SUBJECT:** S.P. No. 1305-Request to declare as surplus and sell three (3) tracts of City-owned real properties within NCBs 7895 and 10378

**DATE:** Monday, January 7, 2008

**PETITIONER:** City of San Antonio  
Department of Asset Management  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 01/23/2008.

**BACKGROUND**

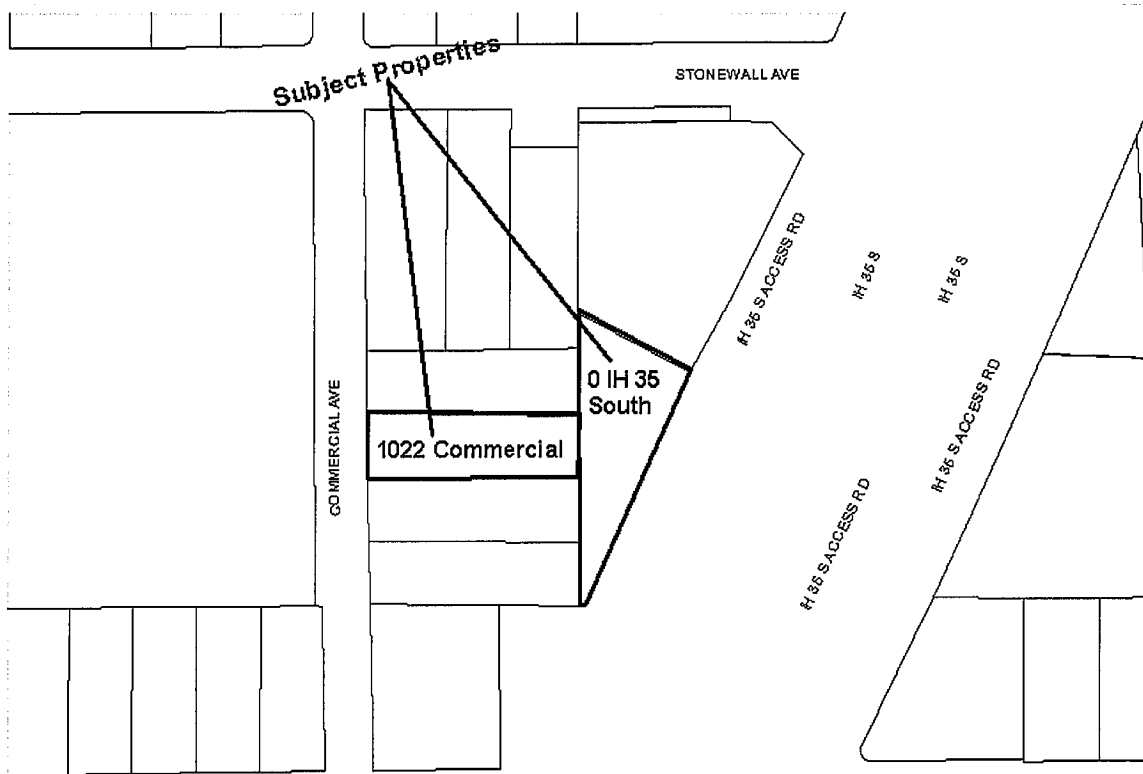
The Department of Asset Management is requesting to declare as surplus and sell three (3) tracts of City-owned real properties within NCBs 7895 and 10378, as shown on Exhibit "A". One (1) of the tracts within New City Block 7895 legally described as Lot S Irregular 238.82 feet of Tract 55, Block, New City Block 7895 commonly known as 0 IH 35 South was acquired in 1955 for the U.S. Highway 81 South Storm Drainage Project. The other tract within New City Block 7895 legally described as Lot 97, Block, NCB 7895 also known as 1022 Commercial Avenue was acquired for the Brunswick Drainage #69C Project in 1975. The tract within Block 6, New City Block 10378 was acquired in 1957 for the U.S. 87 Highway Project commonly known as IH 10. These properties were offered through a sealed bid process on April 13, 2006 and April 16, 2006 in the San Antonio Express News as outlined in Chapter 272 of the Local Government Code. Staff accepted the bids on these City-owned properties to be sold on May 2, 2006. These properties will be conveyed by a Deed Without Warranty.

**COORDINATION AND FINANCIAL IMPACT**

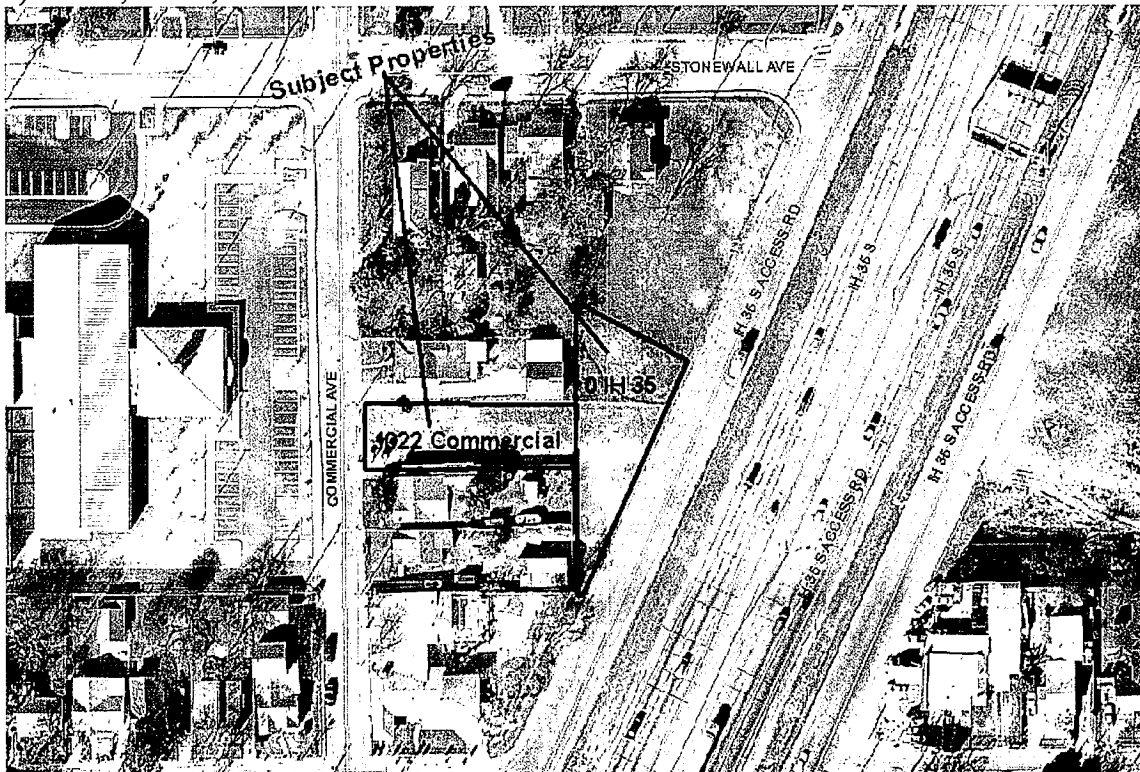
In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Disclosure Notice by which the petitioner agrees with all conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



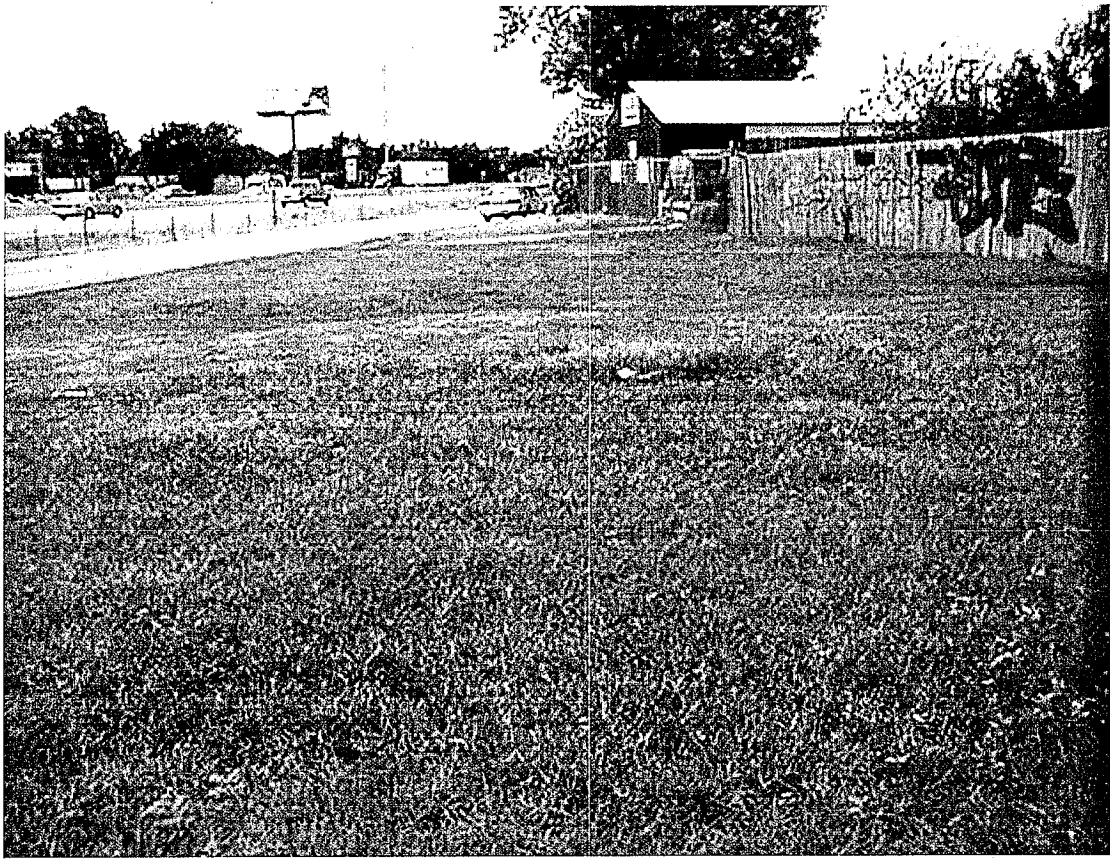
- 1) Map of tracts within New City Block 7895 legally described as Lot S Irregular 238.82 feet of tract 55, Block, New City Block 7895 commonly known as 0 IH 35 South and
- 2) Lot 97, Block, NCB 7895 known as 1022 Commercial Avenue in Council District No. 5



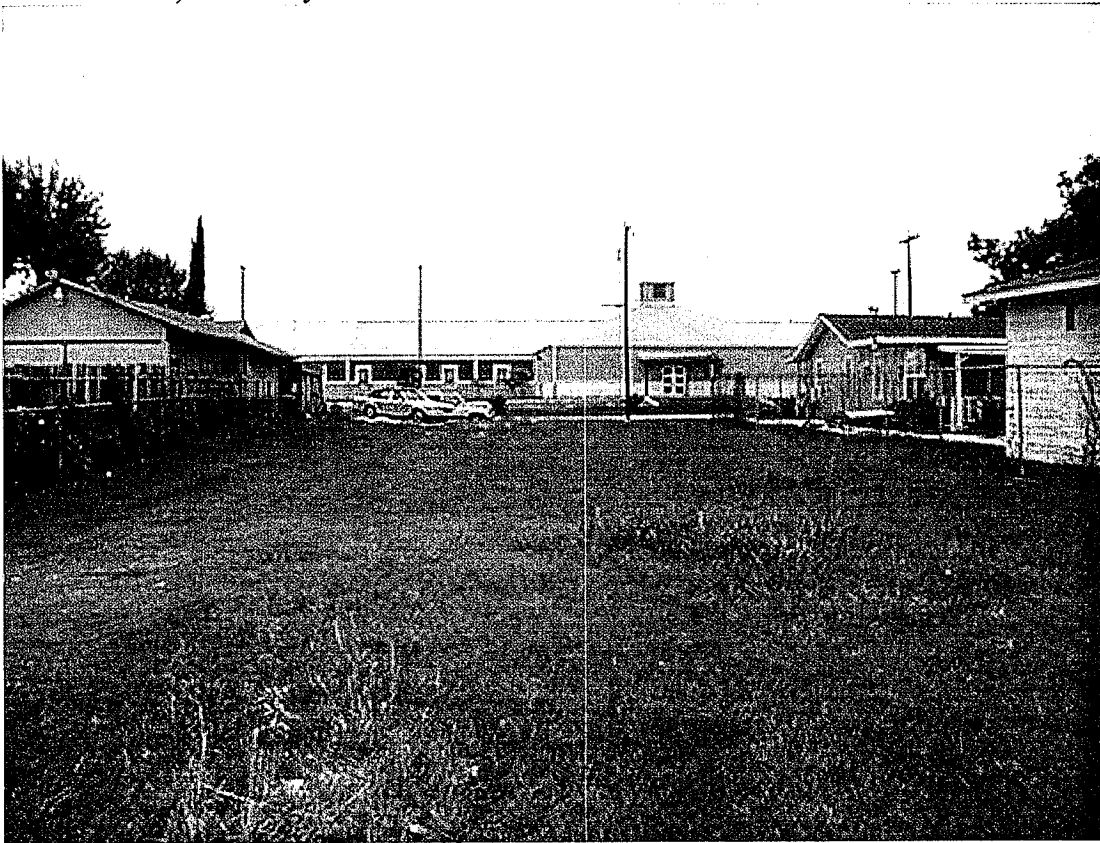
- 1) Aerial Photograph of tracts within New City Block 7895 legally described as Lot S Irregular 238.82 feet of Tract 55, Block, New City Block 7895 commonly known as 0 IH 35 South and 2) Lot 97, Block, NCB 7895 known as 1022 Commercial Avenue in Council District No. 5

## Exhibit "A"





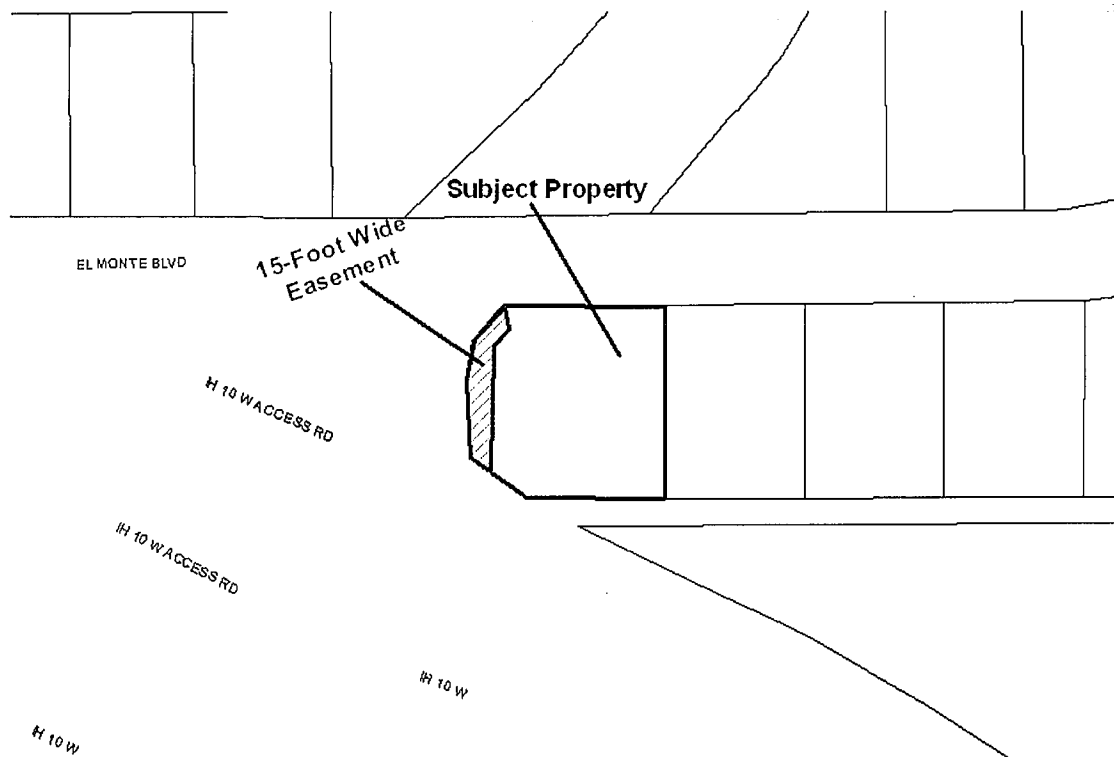
1) Southerly View of 0 IH 35 South in Council District No. 5



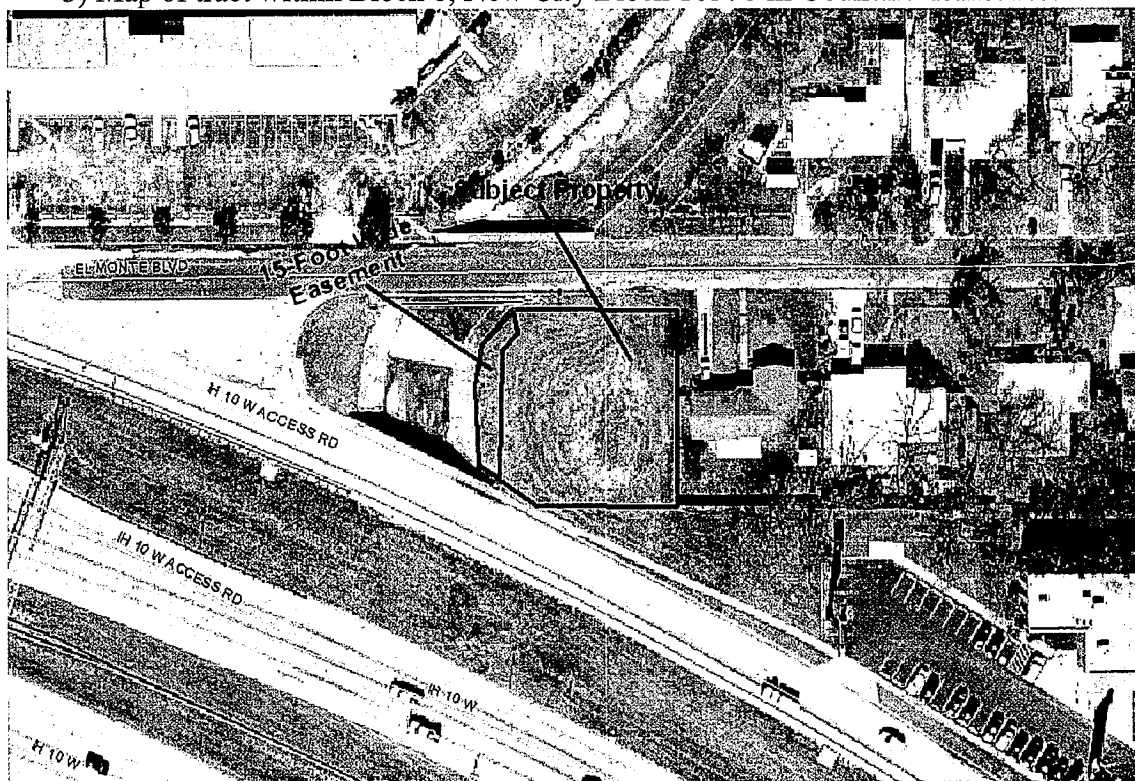
2) Westerly View of 1022 Commercial Avenue in Council District No. 5

**Exhibit "A"**

**Page 2 of 4**



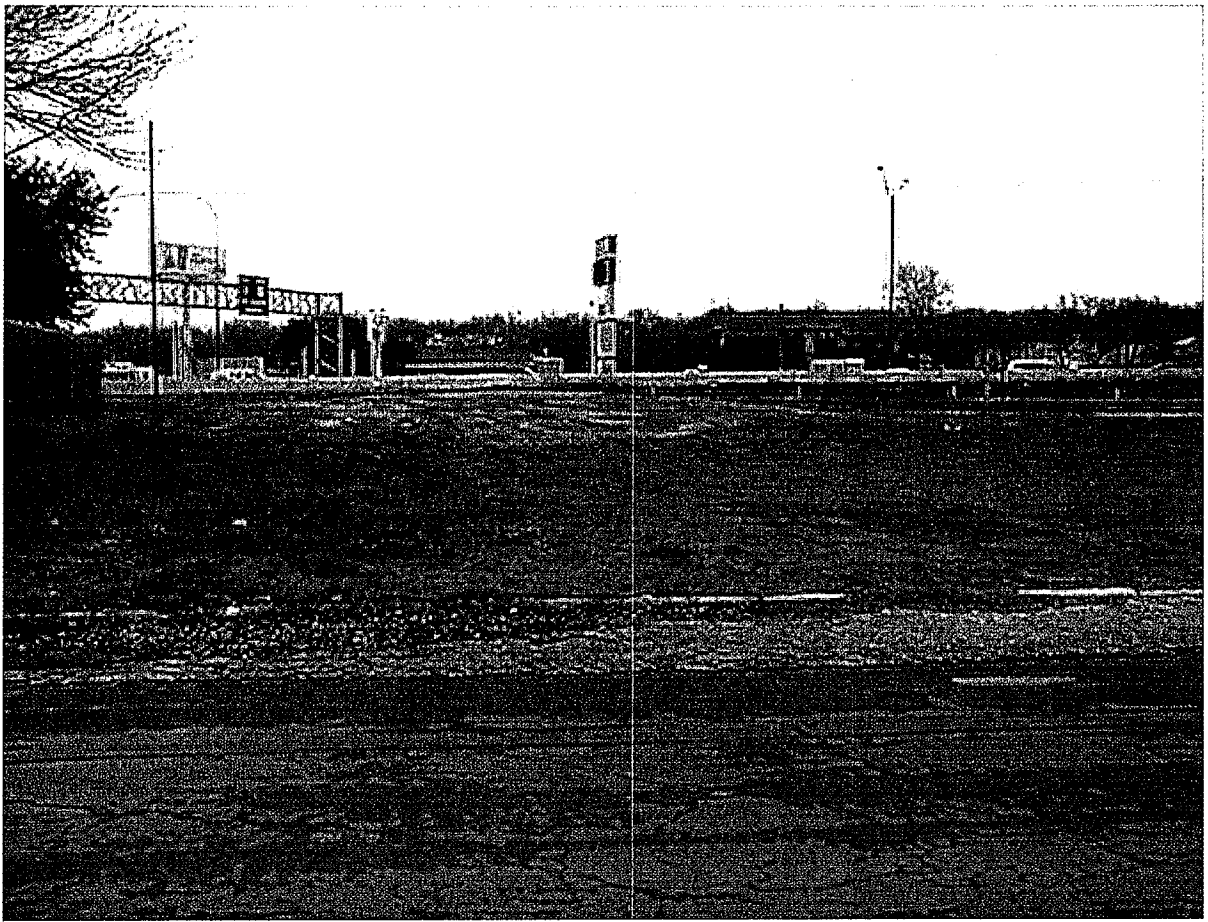
3) Map of tract within Block 6, New City Block 10378 in Council District No. 1



3) Aerial Photograph of tract within Block 6, New City Block 10378 in Council District No. 1

**Exhibit "A"**

**Page 3 of 4**



3) Southerly View of tract within Block 6, New City Block 10378 in Council District No. 1

**Exhibit “A”**

**Page 4 of 4**

## Disclosure Notice:

---

**Date:** December 10, 2007

**Buyer:** Marcus Garza

**Buyer's Address:** 919 S.W. Military Drive, San Antonio, Texas 78221

**Identification of Purchased Property:** The three tracts identified on **Exhibits A-C** to this notice, all of which are incorporated into this notice for all purposes.

By the signature of Buyer or its representative below, Buyer acknowledges receipt of the following disclosures pertaining to the purchased property referred to above:

All property is conveyed subject to all existing easements and other encumbrances.

1. If Buyer wants assurance of title, Buyer must contract and pay for an owner's policy of title insurance. Some or all the properties may need to be replatted or rezoned.
2. The deed to the property described on Exhibit C will retain a 15-foot easement along the west side.

- The deed to all properties will contain a restriction prohibiting a house or other structure for human habitation. In addition, the deed to the property described on Exhibit C will further prohibit a garage or other storage structure, except that storage buildings not exceeding 288 square feet will be permissible.
- 3.

- The property described on Exhibit C is part of the state highway system, and the
4. City will not convey it unless the Texas Department of Transportation releases its interest.

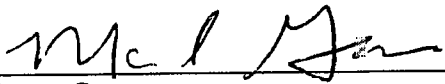
5. Grantor will reserve for itself and the public a drainage easement over and across the entire tract described on **Exhibits A and B** and also over and across the tract described in **Exhibit D** (collectively, "Servient Estate"). Grantor may construct, reconstruct, inspect, patrol, maintain, and repair all types of drainage facilities on the Servient Estate. Grantor may relocate such facilities within the Servient Estate; remove from the Servient Estate all trees and parts thereof, and other obstructions that may interfere with the exercise of the rights reserved in this deed. Grantor reserves the right of ingress and egress over the Servient Estate for the purpose of exercising all other rights hereby reserved. Grantee must not permit any temporary or permanent buildings on the Servient Estate. Grantee must not permit any vehicles heavier than 10,000 pounds to cross or park on the Servient Estate. Grantee and his heirs, successors, and assigns must indemnify Grantor and its successors and assigns from any loss, cost, liability, or expense arising from damage to drainage infrastructure in the Servient Estate arising from the acts or omissions of Grantee or those claiming through Grantee. COSA is also reserving a drainage easement on the property described on Exhibit B since the underground culvert is also beneath this property.

6. The property described on Exhibit A is part of the state highway system, and the City will not convey it unless the Texas Department of Transportation releases its interest.
7. This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**The City of San Antonio provides the above disclosures for its own convenience. City does not assume the duty to give disclosures generally or to give the above disclosures accurately. Buyer must independently ascertain the accuracy of the above disclosures and must further independently ascertain all other facts relating to the title, character, condition, or suitability of the purchased property. The City of San Antonio disclaims any duty of disclosure whatsoever.**

**Upon receiving this disclosure statement, Buyer can choose not to close instead of signing the disclosure and going forward.**

Dated: 12-10-07

  
\_\_\_\_\_  
Marcus Garza

## Exhibit A

### SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210  
PH: 210.534.6700 Fax: 210.534.9673

#### FIELD NOTES FOR A 0.224 OF AN ACRE TRACT OF LAND (9,765.81 SQUARE FEET)

October 3, 2006

Being a 0.224 of an acre tract of land (9,765.81 Square Feet), out of Lot 55, New City Block 7895, Melrose Gardens Addition, as recorded in Volume 105 Page 235, Deed & Plat Records, Bexar County, Texas, and being more particularly described as follows:

**COMMENCING:** at a TxDOT Monument found on the westerly right-of-way line of TxDOT Interstate Highway 35 South at it's intersection with the north right-of-way line of Harlan Ave., for the southeast corner of Lot A-2, as recorded in Volume 2222 Page 325, Deed & Plat Records, Bexar County, Texas. Thence, N 27°32'25" E, a distance of 141.32 feet to a ½" iron rod set for the southeast corner of Lot 99, as shown in Volume 2222 Page 232, Deed & Plat Records, Bexar County, Texas, and being the southwest corner of said lot 55 for the **POINT OF BEGINNING** and the south corner of this tract;

**THENCE:** N 00°30'23" E, with the east line of the plat recorded in said Volume 2222 Page 232, passing at a distance of 132.79 feet the approximate centerline of an underground 10' X 7' drainage easement, continuing a distance of 63.69 feet to a ½" iron rod found for the northeast corner of Lot 96 of said plat and being the southeast corner Lot 54, being that certain tract of land conveyed unto Daniel D. Chavez in Volume 4522 Page 1056, Real Property Records, Bexar County, Texas. Thence, continuing for an overall distance of 227.13 feet to a ½" iron rod set on the east line of said Lot 54, being the southwest corner of a 0.439 of an acre tract of land recorded in Volume 11133, Page 901, Deed Records Bexar County, Texas, for the northwest corner of this tract;

**THENCE:** S 64°34'54" E, a distance of 94.81 feet to a ½" iron rod set on the westerly line of said Interstate Highway 35, and being the southeast corner of the said 0.439 of an acre tract, for the east corner of this tract. Said ½" iron rod being S 25°10'46" W, a distance of 269.50 feet from a TxDOT Monument found on the said westerly line of Interstate Highway 35 at it's intersection with the north right-of-way line of Stonewall Ave.;

**THENCE:** S 25°10'46" W, along the westerly right-of-way line of said Interstate Highway 35, passing at a distance of 39.53 feet the approximate centerline of said underground 10' X 7' drainage easement, and continuing for an overall a distance of 206.00 feet to the **POINT OF BEGINNING** and containing 0.224 of an acre of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas

  
Peter A. Aguirre, R.P.L.S.

Registration No. 5464

Job # 6-0129-002

A drawing exhibit is also prepared.

Revised: October 10, 2006



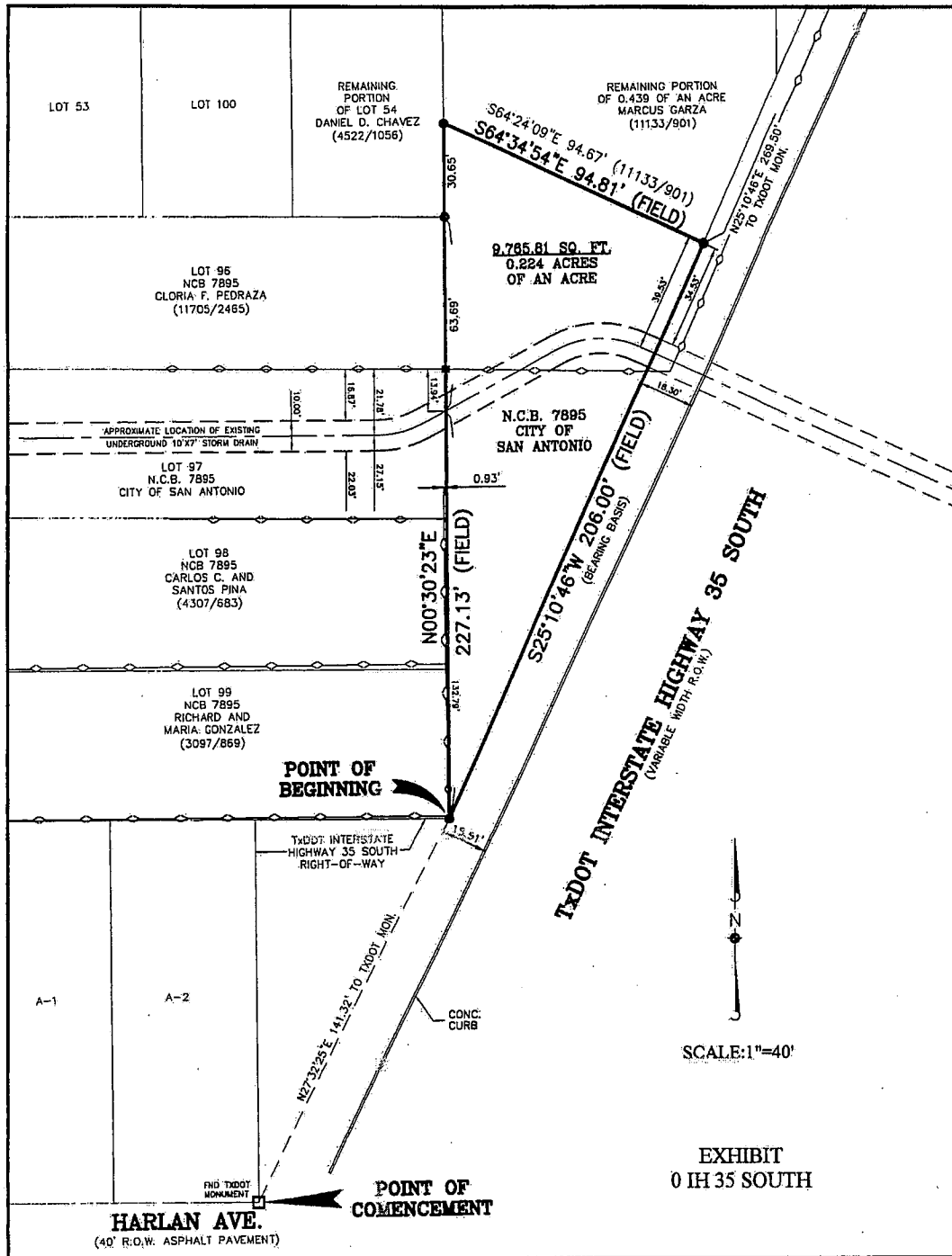


Exhibit A

## Exhibit B

### SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210  
PH: 210.534.6700 Fax: 210.534.9673

#### FIELD NOTES FOR A 0.182 OF AN ACRE TRACT OF LAND (7,927.10 SQUARE FEET)

October 3, 2006

Being a 0.182 of an acre tract of land, (7,927.10 Square Feet) consisting of Lot 97, New City Block 7895, C.D. Simpson Subdivision, as recorded in Volume 2222 Page 232, Deed & Plat Records, Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** at a 4" pipe found, on the east Right of Way of Commercial Ave., being the northwest corner of Lot 98, of said C. D. Simpson Subdivision, for the Southwest corner of this tract;

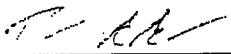
**THENCE:** N 00°01'00" E, along the east Right of Way of said Commercial Ave., passing at a distance of 25.44 feet the approximate centerline of an underground 10' X 7' drainage easement, and continuing for an overall distance of 48.55 feet to a 1/2" iron rod set, being the southwest corner of Lot 96, of said C. D. Simpson Subdivision, for the Northwest corner of this tract;

**THENCE:** S 89°11'26" E, a distance of 162.76 feet to a fence corner, being the southeast corner of said Lot 96, for the Northeast corner of this tract;

**THENCE:** S 00°30'23" W, passing at a distance of 13.94 feet the approximate centerline of the said underground 10' X 7' drainage easement, and continuing for an overall distance of 48.99 feet to a 1/2" iron rod set, being the northeast corner of said Lot 98, for the Southeast corner of this tract;

**THENCE:** N 89°02'02" W, a distance of 162.35 feet to the **POINT OF BEGINNING** and containing 0.182 of an acre of land, more or less, according to a survey made on the ground.

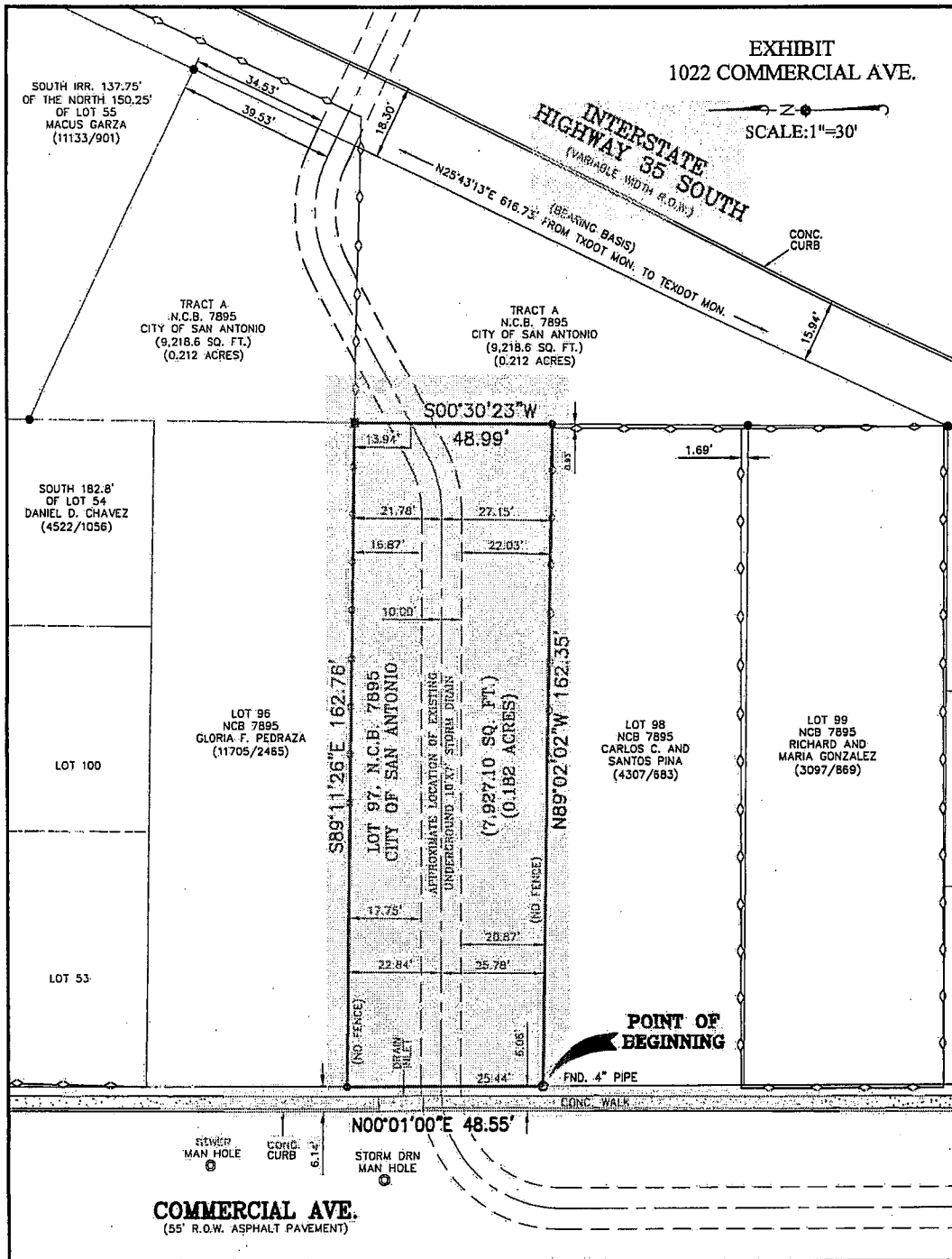
SouthCentral Surveyors of Texas

  
Peter A. Aguirre, R.P.L.S.  
Registration No. 5464  
Job # 6-0129-002

A drawing exhibit is also prepared.  
Revised: October 10, 2006







**Exhibit B**

## Exhibit C

### SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210  
PH: 210.534.6700 Fax: 210.534.9673

#### FIELD NOTES FOR A 0.280 OF AN ACRE TRACT OF LAND (12,215.82 SQUARE FEET)

October 3, 2006

Being a 0.280 of an acre tract of land, (12,215.82 Square Feet) out of the Texas Department of Transportation Highway Right of Way, I. H. 10 West, and being more particularly described as follows:

**BEGINNING:** at a Texas Department of Transportation Monument, on the south Right of Way of El Monte Blvd., being the northwest corner of Lot 6, Block 6, New City Block 10378, Green Lawn Terrace, recorded in Volume 3850, Page 86, Deed and Plat Records of Bexar County Texas, for the Northeast corner of this tract;

**THENCE:** S 00°01'53" E, a distance of 110.00 feet, to a Texas Department of Transportation Monument, being the southwest corner of said Lot 6, for the Southeast corner of this tract;

**THENCE:** N 90°00'00" W, along the north Right of Way of I.H. 10 West, a distance of 81.00 feet to a ½" iron rod set, for an angle point of this tract;

**THENCE:** N 64°33'58" W, along the north Right of Way of said I.H. 10 West, passing at a distance of 22.45 feet a 15 foot drainage and access easement, and continuing for an overall a distance of 39.00 feet to a ½" iron rod set, for the Southwest corner of this tract;

**THENCE:** N 00°25'40" E, along an existing concrete drain, a distance of 55.00 feet to a ½" iron rod set, for an angle point of this tract;

**THENCE:** N 09°58'01" E, along said existing concrete drain, a distance of 20.00 feet to a ½" iron rod set, for an angle point of this tract;

**THENCE:** N 39°34'04" E, along said existing concrete drain, a distance of 24.00 feet to a ½" iron rod set, for the Northwest corner of this tract;

**THENCE:** N 89°58'07" E, along the south Right of Way of said El Monte Blvd., passing at a distance of 15 feet the said 15 foot drainage and access easement, and continuing for an overall a distance of 97.00 feet to the **POINT OF BEGINNING** and containing 0.280 of an acre of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas

  
Peter A. Aguirre, R.P.L.S.

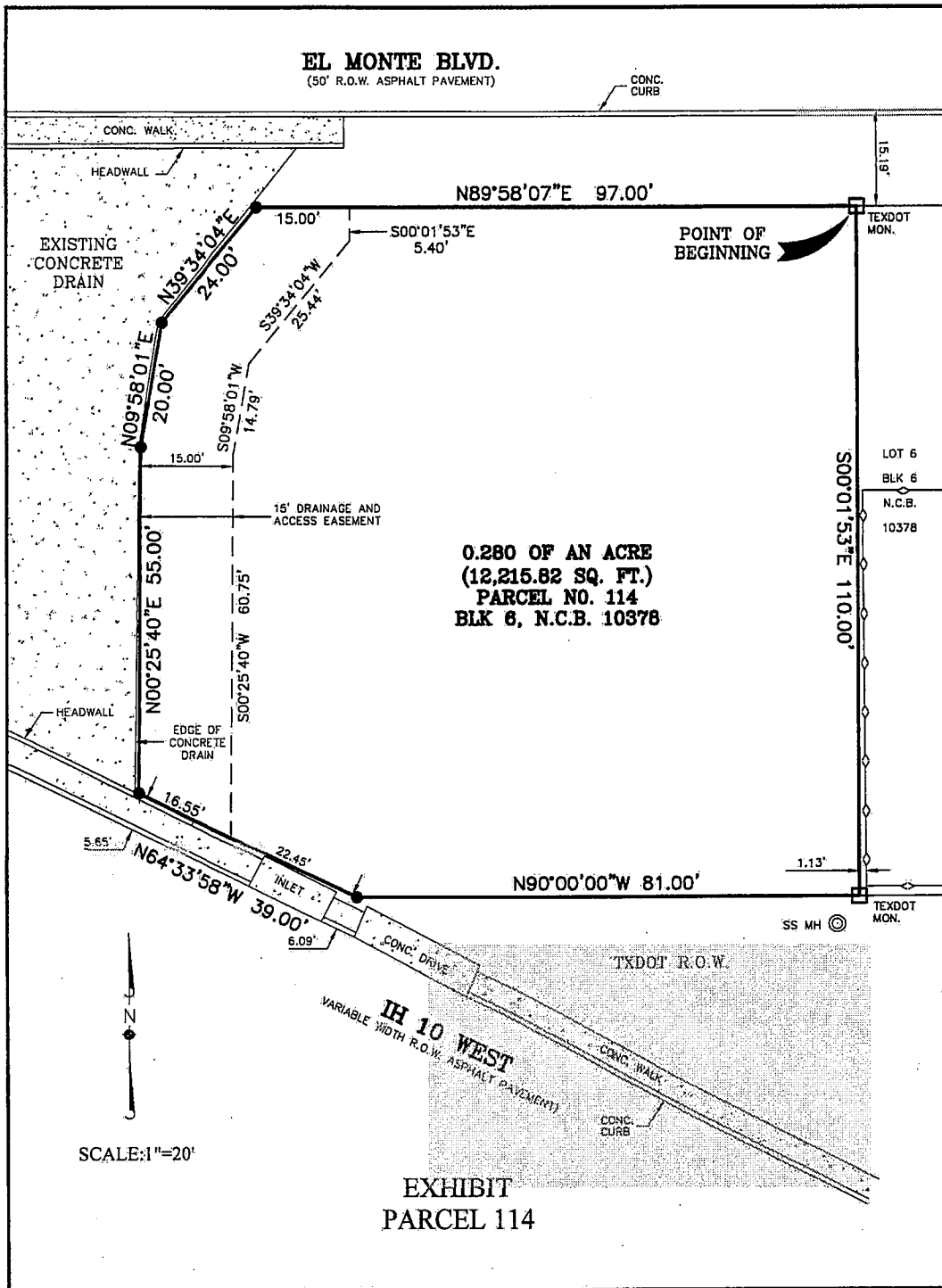
Registration No. 5464

Job # 6-0129-003

A drawing exhibit is also prepared.

Revised: October 10, 2006





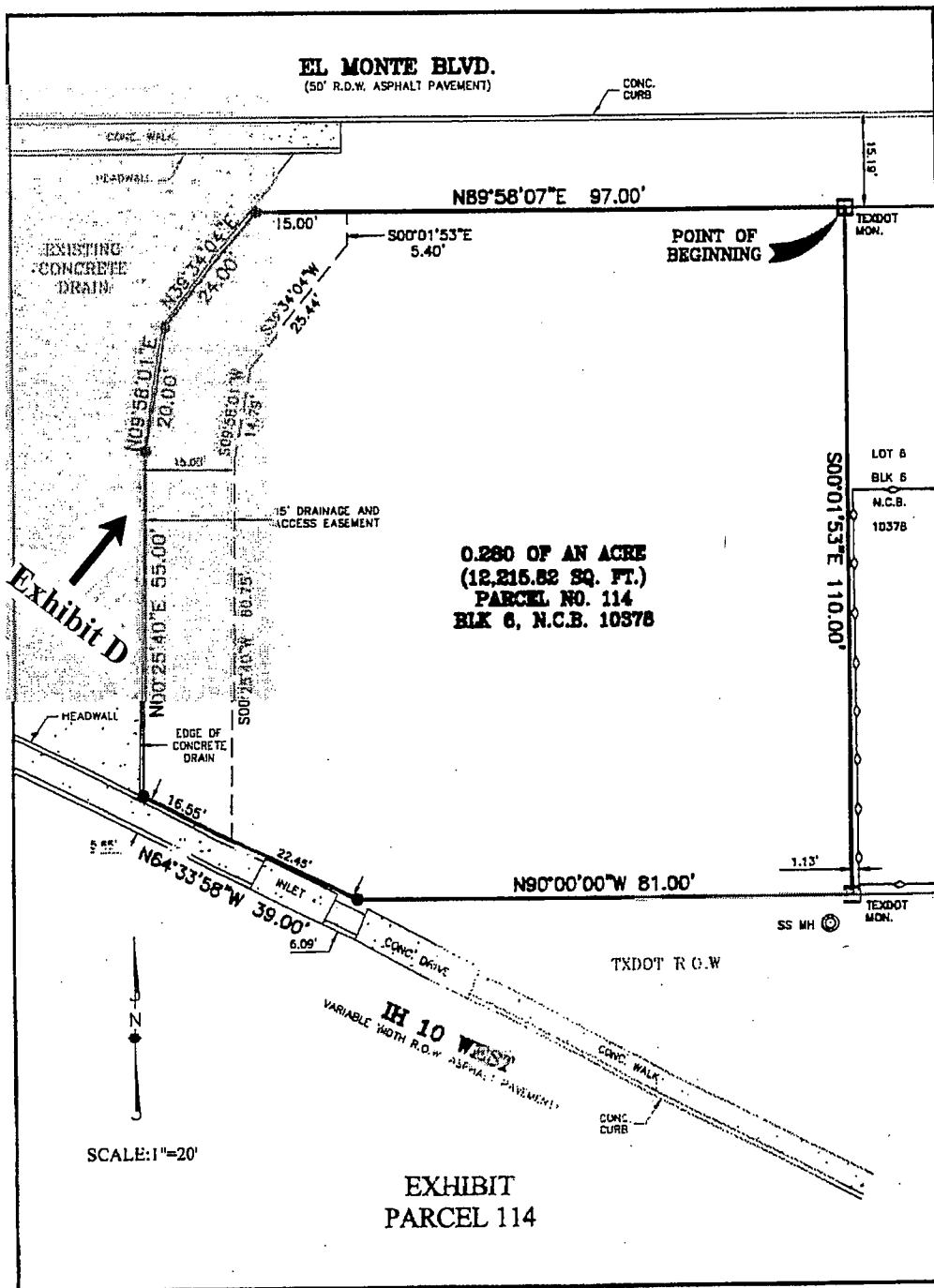
**Exhibit C**

## Exhibit D

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A 15-foot wide strip out of Parcel 114, Block 6, NCB 10378, San Antonio, Bexar County, Texas, described as follows:



- Beginning:** At a Texas Department of Transportation Monument on the south right-of-way line of El Monte Blvd., being the northwest corner of Lot 6, Block 6, NCB 10378, Green Lawn Terrace Subdivision, recorded in volume 3850, Page 86, Deed and Plat Records of Bexar County, Texas.
- Thence:** South 89 degrees 58 minutes 07 seconds west a distance of 82 feet for a **Point of Beginning**.
- Thence:** South 00 degrees 01 minutes 53 seconds east a distance of 5.4 feet.
- Thence:** South 39 degrees 34 minutes 04 seconds west a distance of 25.44 feet
- Thence:** South 09 degrees 58 minutes 01 seconds west a distance of 14.79 feet
- Thence:** South 00 degrees 25 minutes 40 seconds west a distance of 60.75 feet
- Thence:** North 64 degrees 33 minutes 58 seconds west a distance of 16.55 feet
- Thence:** North 00 degrees 25 minutes 40 seconds east a distance of 55 feet
- Thence:** North 09 degrees 58 minutes 01 seconds east a distance of 20 feet
- Thence:** North 39 degrees 34 minutes 04 seconds east a distance of 24 feet
- Thence:** N. 89 degrees 58 minutes 07 seconds east a distance of 15 feet to the **Point of Beginning**.



CITY OF SAN ANTONIO

Consent Agenda

DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

 **TO:** Planning Commission  
**FROM:** Mark Gretchen, Interim Director, Department of Asset Management   
**COPIES:** Sharon De La Garza, Assistant to the City Manager; file  
**DATE:** January 7, 2008  
**SUBJECT:** S.P. No. 1337 - Request for Joint Use Agreement (Newcombe Drive)

**PETITIONER:** San Antonio River Authority (SARA)  
Attn: Claude Harding, Real Estate Manager  
100 East Guenther St.  
San Antonio, Texas 78283-9980

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 1/23/08.

**BACKGROUND**

As a part of the San Antonio River Authority's (SARA) proposal to install a new waste water treatment plant at the intersection of Loop 1604 and IH 10 East, SARA is requesting a Joint Use Agreement for its proposed installation of a sanitary sewer line, a portion of which is to be located within Newcombe Drive in the location as shown on attached Exhibits "A" and "B". This pipeline will have an outside diameter of 12 ½ inches and will be buried at a depth ranging from 8 to 15 feet below surface level. The remainder of this line will be constructed within private properties.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Letter of Agreement, by which the petitioner agrees with all fees and conditions imposed through this canvassing are attached for review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

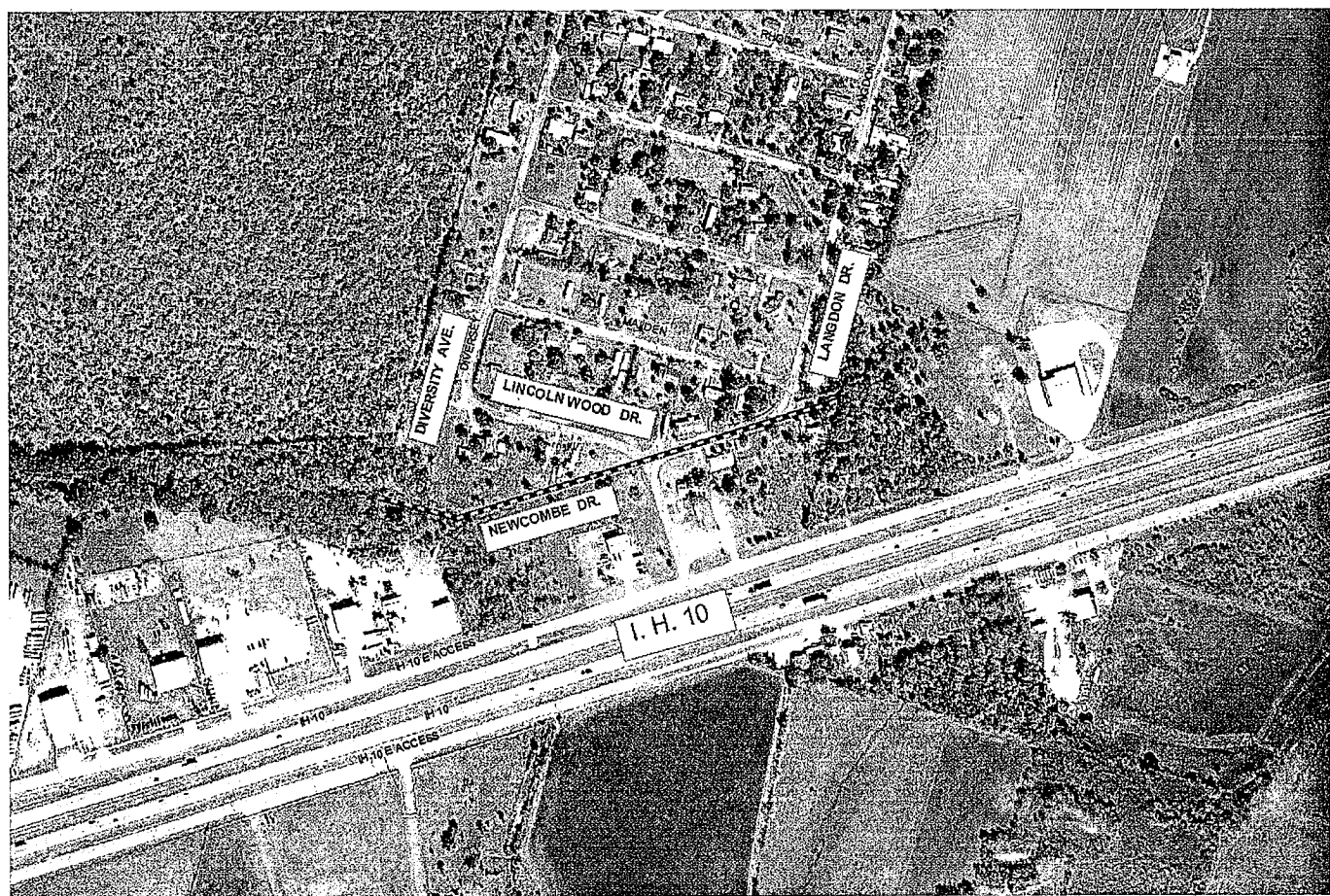
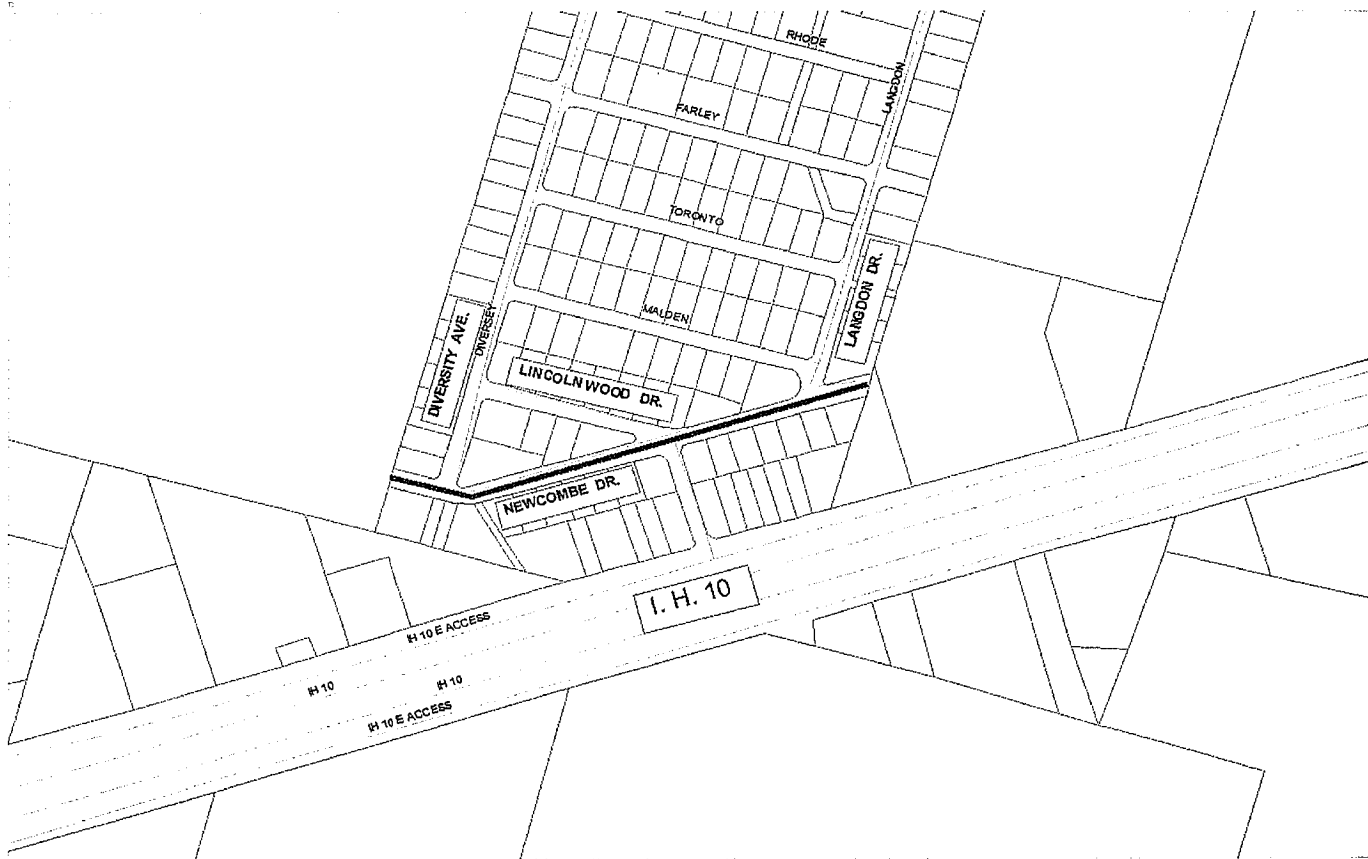


EXHIBIT "A"



# CITY OF SAN ANTONIO

December 26, 2007

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888

San Antonio River Authority (SARA)  
Attn: Claude Harding,  
Real Estate Manager  
100 East Guenther St.  
San Antonio, Texas 78283-9980

Re: S. P. No. 1337—Request for Joint Use Agreement (Newcombe Drive)

Dear Mr. Harding:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and is in a position to recommend approval to your request subject to the following conditions:

**PUBLIC WORKS DEPARTMENT:**

**Street Maintenance Division**-The City Street Right of Way of Newcombe Drive needs to be replaced back to pre-existing conditions and UDC standards upon the completion of this excavation project. All City, County or State permits have to be applied for before the start of any construction.

**Capital Programs Division**- Approval granted subject to compliance with Right of Way Management's street restoration Policy.

**Storm Water Utility/Engineering Division** – A flood plain development permit is required.

**CITY PUBLIC SERVICE ENERGY:**

Petitioner must not excavate within 5' of any utility poles to maintain the integrity of the poles. As long as that clearance is kept Over Head Engineering Division has no objections. Please be aware of overhead lines. There are electric and gas facilities within the road right of way of that need to be avoided during construction and maintenance.

**SAN ANTONIO WATER SYSTEM:**

Petitioner must acknowledge all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner.

**DEVELOPMENT SERVICES DEPARTMENT:**

Obtain Public Works Right of Way Management permits and restore street to City of San Antonio standards.



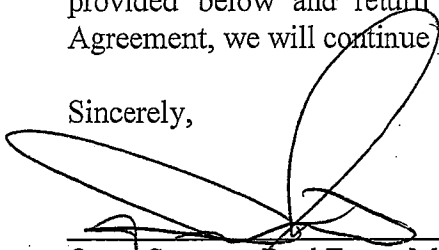
**ASSET MANAGEMENT DEPARTMENT:**

- A City Ordinance will authorize a Joint Use Agreement for the use of this Public Right of Way.
- Petitioner acknowledges that utility easements may exist within or adjacent to this right of way, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities in the event maintenance work is required, at no expense nor any other obligations to the City of San Antonio or the holder of utility easement rights.
- The permanent sanitary sewer easement fee established for this project has been established at \$26,859.00, which includes the Agreement fee of \$26,827.00 for the use of this Public Right of Way, and document recording fee of \$32.00.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above listed conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement, we will continue processing your request.

Sincerely,

  
\_\_\_\_\_  
Oscar Serrano, Real Estate Manager  
Department of Asset Management**AGREED AS TO TERMS AND CONDITIONS:**

**Petitioner: San Antonio River Authority (SARA)**

Claude A. Harding  
By

Real Estate Manager  
Title

Claude A. Harding  
Print Name

12/26/07  
Date

CITY OF SAN ANTONIO

**Consent Agenda****CITY OF SAN ANTONIO****Department of Asset Management  
Interdepartmental Correspondence Sheet**

**TO:** Planning Commission **Consent Agenda**

**FROM:** Mark Gretchen, Interim Director, Department of Asset Management *Mark Gretchen*

**SUBJECT:** S.P. No. 1338-Request to declare as surplus and sell a tract of City-owned real property located at 1308.4 Bailey Avenue

**DATE:** Monday, January 7, 2008

**PETITIONER:** City of San Antonio  
Department of Asset Management  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 01/23/2008.

**BACKGROUND**

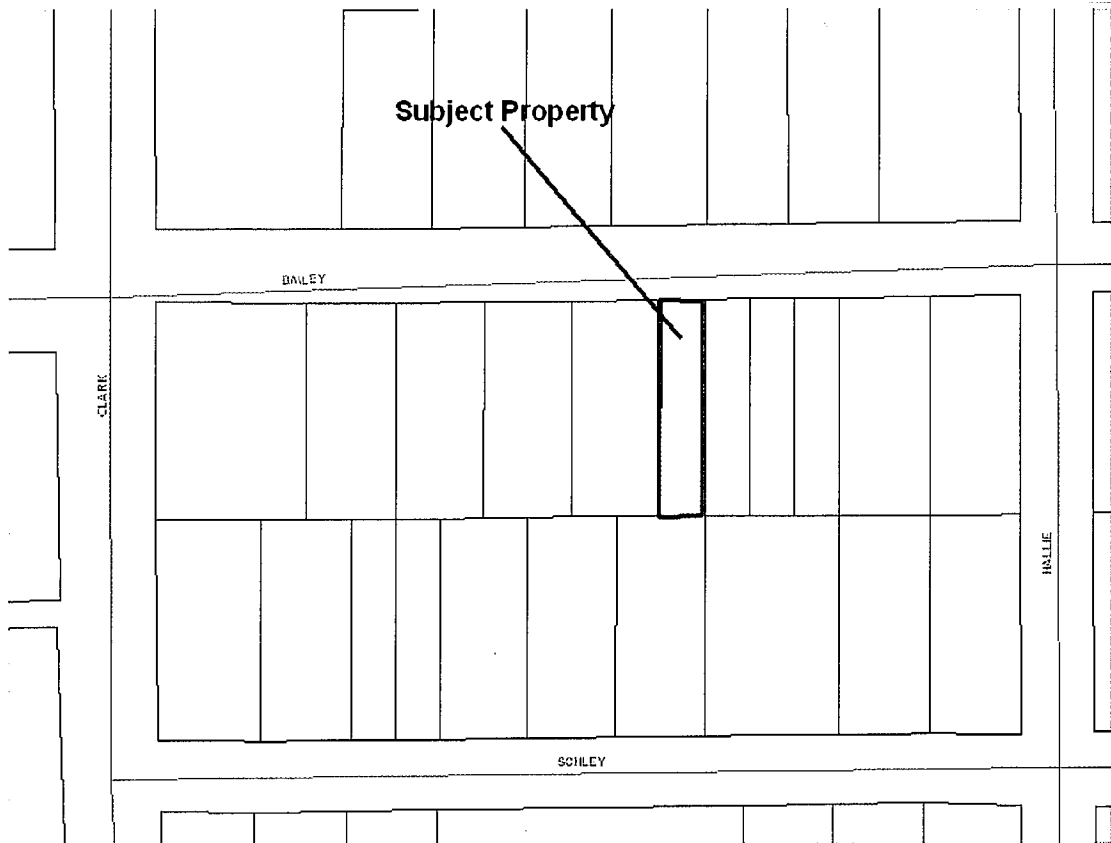
The Department of Asset Management is requesting to declare as surplus and sell a tract of City-owned real property in the location as shown on Exhibit "A" and further described as 1308.4 Bailey Avenue (Lot 12, Block 6, New City Block 3181). This property has been held in trust by the City of San Antonio due to a tax foreclosure. This property was offered through a sealed bid process on August 31, 2007 and September 2, 2007 in the San Antonio Express News in accordance with Chapter 272 of the Local Government Code. Staff accepted the bid on this City-owned property to be sold on September 18, 2007. The proceeds from the sale of this property will be distributed proportionally to the taxing entities pursuant to Chapter 34 of the Texas Tax Code. This property will be conveyed through a Deed Without Warranty.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Disclosure Notice by which the petitioner agrees with all conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



Map of Subject Property



Aerial Photograph of Subject Property

**Exhibit "A"**

Page 1 of 2



View of Subject Property Facing South

**Exhibit “A”**

Page 2 of 2

## Disclosure Notice:

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Date: October 17, 2007

Buyer: HSBC Mortgage Services, Inc.

Buyer's Address: 931 Corporate Center Drive, Pomona, California 91769

Description of  
Purchased Property: Lot 12, Block 6, NCB 3181, San Antonio, Bexar County, Texas

By the signature of Buyer or its representative below, Buyer acknowledges receipt of the following disclosures pertaining to the purchased property referred to above:

1. The property is conveyed subject to all existing easements and other encumbrances. If Buyer wants assurance of title, Buyer must contract and pay for an owner's policy of title insurance.
2. Zoning district standards and replatting requirements may affect the use of the property, and Buyer must assure itself of any applicable requirements before closing. City will assume Buyer understands and accepts any attendant limitations if Buyer chooses to close.
3. The property is too small to develop by itself.

**The City of San Antonio provides the above disclosures for its own convenience. City does not assume the duty to give disclosures generally or to give the above disclosures accurately. Buyer must independently ascertain the accuracy of the above disclosures and must further independently ascertain all other facts relating to the title, character, condition, or suitability of the purchased property. The City of San Antonio disclaims any duty of disclosure whatsoever.**

**Upon receiving this disclosure statement, Buyer can choose not to close instead of signing the disclosure and going forward.**

Dated: October 18, 2007

HSBC Mortgage Services, Inc.

By: Dana M. Hoppus

Printed: Dana M. Hoppus  
Name: Vice President

Title: \_\_\_\_\_

Item #18

# CITY OF SAN ANTONIO

## Department of Asset Management Interdepartmental Correspondence Sheet

**TO:** Planning Commission Consent Agenda

**FROM:** Mark Gretchen, Interim Director, Department of Asset Management

**SUBJECT:** S.P. No. 1349-Request to declare as surplus and sell a tract of City-owned real property located at 120 Mc Leod

**DATE:** Monday, January 7, 2008

**PETITIONER:** City of San Antonio  
Department of Asset Management  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 01/23/2008.

### **BACKGROUND**

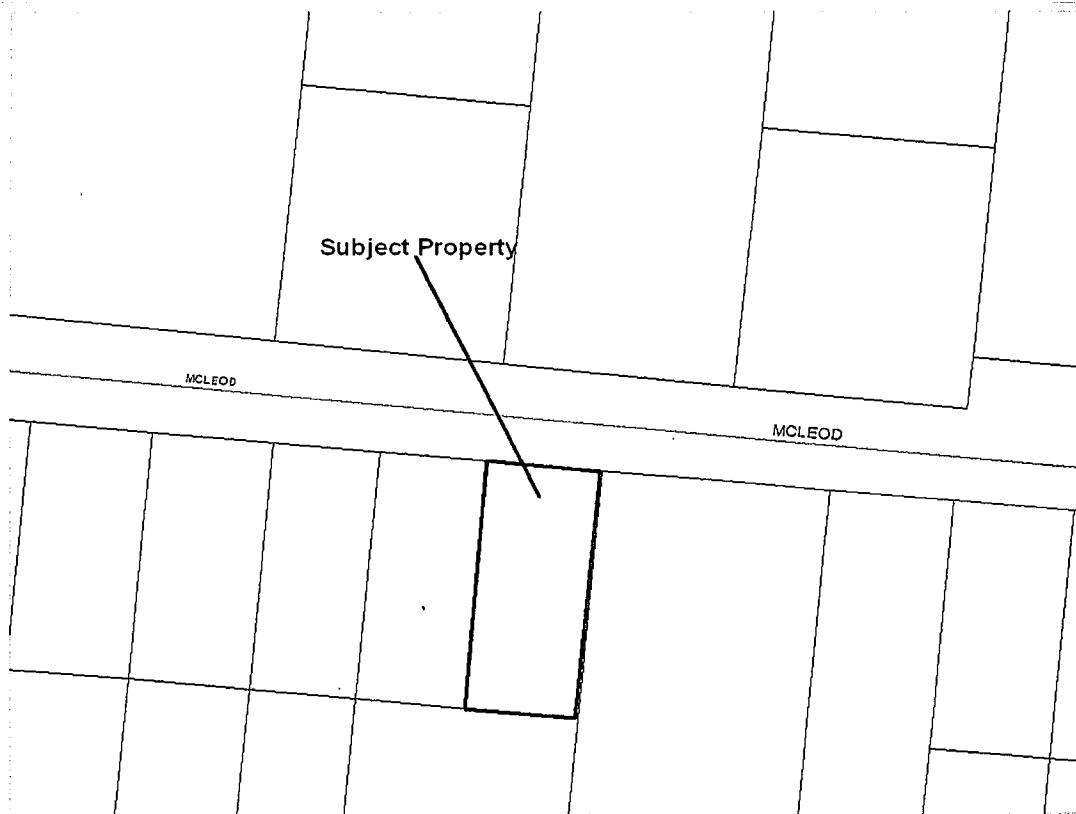
The Department of Asset Management is requesting to declare as surplus and sell a tract of City-owned real property in the location as shown on Exhibit "A" and further described as 120 Mc Leod Street (Lot 11, Block 4, New City Block 2089). This property has been held in trust by the City of San Antonio due to tax foreclosure. This property was offered through a sealed bid process on July 22, 2005 and July 24, 2005 in the San Antonio Express News in accordance with Chapter 272 of the Local Government Code. Staff accepted the bid on this City-owned property to be sold on January 26, 2006. The proceeds from the sale of this property will be distributed proportionally to the taxing entities pursuant to Chapter 34 of the Texas Tax Code. This property will be conveyed through a Deed Without Warranty.

### **COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Disclosure Notice by which the petitioner agrees with all conditions imposed through this canvassing are attached for your review.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



Map of Subject Property



Aerial Photograph of Subject Property

**Exhibit "A"**

Page 1 of 2



View of Subject Property Facing South

**Exhibit "A"**

Page 2 of 2



## Disclosure Notice:

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**Date:** October 1, 2007

**Buyer:** Gregory Jackson

**Buyer's Address:** 3713 Candle Creek Ct, San Antonio, Texas 78244-1992

**Description of Purchased Property:** Lot 11, Block 4, New City Block 2089, San Antonio, Bexar County, Texas

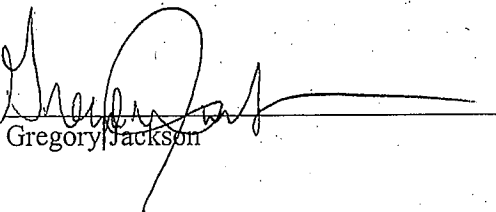
By the signature of Buyer or its representative below, Buyer acknowledges receipt of the following disclosures pertaining to the purchased property referred to above:

- The property is conveyed subject to all existing easements and other encumbrances. If
1. Buyer wants assurance of title, Buyer must contract and pay for an owner's policy of title insurance.
  2. Zoning district standards and replatting requirements may affect the use of the property, and Buyer must assure itself of any applicable requirements before closing. City will assume Buyer understands and accepts any attendant limitations if Buyer chooses to close.
  3. The property is too small to develop by itself.

The City of San Antonio provides the above disclosures for its own convenience. City does not assume the duty to give disclosures generally or to give the above disclosures accurately. Buyer must independently ascertain the accuracy of the above disclosures and must further independently ascertain all other facts relating to the title, character, condition, or suitability of the purchased property. The City of San Antonio disclaims any duty of disclosure whatsoever.

Upon receiving this disclosure statement, Buyer can choose not to close instead of signing the disclosure and going forward.

Dated: Oct-1-07

  
Gregory Jackson

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 19 January 23, 2008

**FIRESTONE FM 78 ADDITION**  
**SUBDIVISION NAME**

**MAJOR PLAT**

**070556**  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 585 E-4

**OWNER:** Wood Glen-BF, LP., by Erik R. Mays

**ENGINEER:** Tomden Engineering, LLP, by Juan J. Vasquez, P.E.

**CASE MANAGER:** Elizabeth Adams, Planner (207-7912)

**Date filed with Planning Commission:** PENDING Tax Certificate

**Location:** On Seguin Road, south of Wood Glen Drive

**Services Available:** SAWS Water and SARA Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #633, Woodlake Commercial was accepted on June 11, 1999.

**Proposed Use:** Minor Auto Repair

**Major Thoroughfare:** Seguin Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

---

**APPLICANT'S PROPOSAL:**


To plat **1.073** acres consisting of **1** non-single family lot.

**STAFF RECOMMENDATION:**


Pending

### SHARED CROSS ACCESS WITH

OWNER SHALL PROVIDE FOR  
COSTS 100% 35-50%(B)(5)

**F<sub>O</sub>RESIGHT**  **Copyright 2007**  
N  
W  
E  
S  
and Services LLC  
Contact: Steve Meier

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR EXISTING NOISE MITIGATION.

**F<sub>O</sub>RESIGHT**  **Copyright 2007**  
N  
W  
E  
S  
and Services LLC  
Contact: Steve Meier

10

**and I can't**

—

**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
**AGENDA ITEM NO: 20 January 23, 2008**

**CIELO VISTA**

**#FPV 08-007**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 479 E-2**

**OWNER: Leon Springs Associates, LLC, by Daniel Jacob**

**ENGINEER: Matkin-Hoover Engineering, by Jeffrey D. Carroll**

**CASE MANAGER: Ernest Brown, Planner (207-5017)**

**Location: IH 10 W @ Cielo Vista**

**Proposed Use: Commercial**

---

**APPLICANT'S REQUEST:**

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

It is noted that this item was postponed from the January 9, 2008 meeting.

**STAFF RECOMMENDATION:**

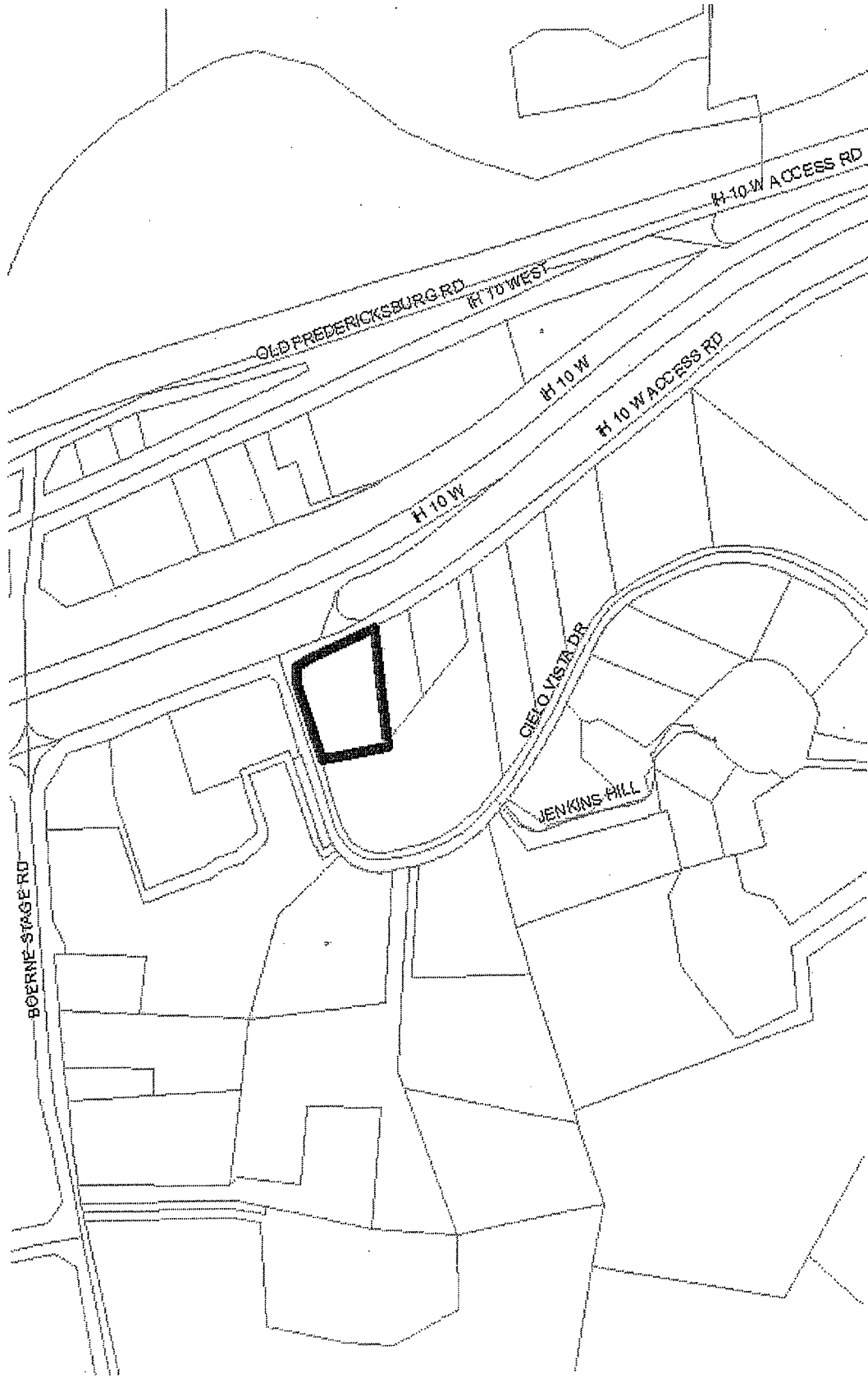
The Director of Public Works does recommend approval of the floodplain variance request for the following reasons:

The variance requested is from the UDC Chapter 35, Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in overbank areas are less than 3 feet per second (fps):

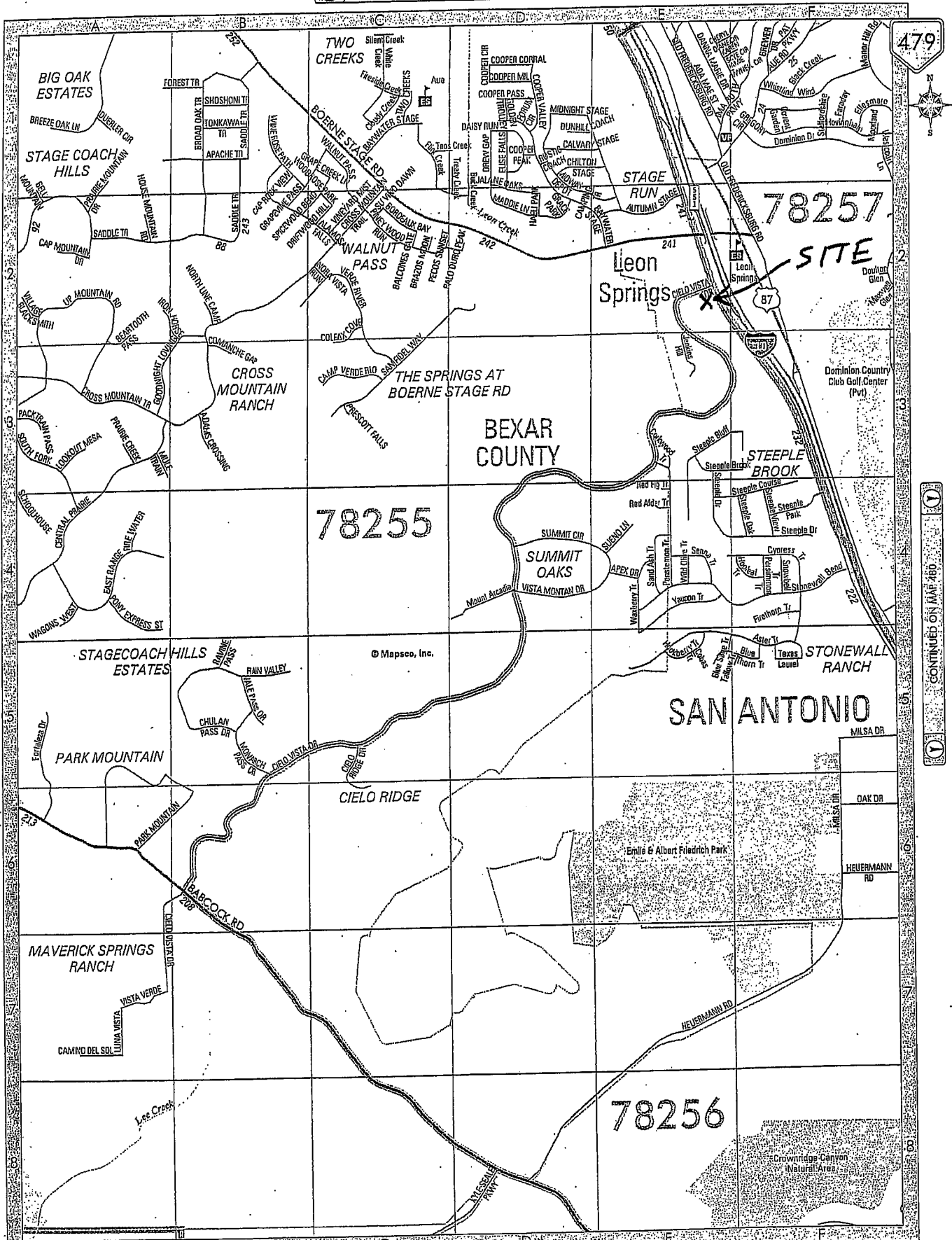
And Chapter 35, Appendix F, Subdivision C, Section A, (f)(26) E, unflooded vehicular access must be available to the development from a public street.

Analyses submitted by Matkin-Hoover Engineering and Surveying indicate that the proposed will not increase adjacent floodplain water-surface elevations and will therefore not have an adverse impact to habitable structures or drainage systems downstream.

**CIELO VISTA  
FPV 08-007  
IH-10 W @ Cielo Vista**



1 inch equals 500 feet



479

78257

SITE

Leon Springs

78255

BEXAR COUNTY

SUMMIT OAKS

STONE WALL RANCH

SAN ANTONIO

78256

CONTINUED ON MAP 480

SCALE IN MILES  
0 1/8 1/4 3/8 1/2

SCALE IN FEET  
0 1000 2000 3000

**CITY OF SAN ANTONIO  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Memorandum**

**TO:** San Antonio Planning Commission

**FROM:** T.C. Broadnax, Interim Director, Planning and Community Development Department

**SUBJECT:** Planning Commission consideration on a resolution regarding the Von Ormy community to Initiate Municipal Incorporation

**DATE:** January 23, 2008

**SUMMARY AND RECOMMENDATIONS**

Staff recommends approval of the resolution in consideration of the City's consent for the residents of the Von Ormy area to initiate municipal incorporation proceedings within the City's Extraterritorial Jurisdiction (ETJ). The territory consists of approximately 1.88 square miles generally along the intersection of Interstate Highway 35, south of the Medina River and along Southwest Loop 1604.

**BACKGROUND INFORMATION**

On August 17, 2007, the Committee to Incorporate Von Ormy submitted a petition requesting that the City of San Antonio grant its consent to initiate municipal incorporation proceedings within its ETJ. This request for consent to incorporate in the City's ETJ was made pursuant to municipal incorporation provisions in the Texas Local Government Code.

The population of Von Ormy area consists of approximately 1,361 residents. The estimated area is 1.88 square miles per the petitioner's exhibit. The Texas Local Government Code reads, an area with less than 2,000 inhabitants may not have more than two square miles of surface area to be eligible for incorporation.

The petitioners seek to incorporate as a general-law municipality to adequately provide municipal services and address the public needs of their community. Furthermore, the petition states that the Von Ormy area currently lacks access to a public sewer system, an adequate potable water supply, public safety organizations and other public services. In addition, the petitioner states that while the Von Ormy area remains in other municipality's ETJ, it cannot apply for federal and state grants.

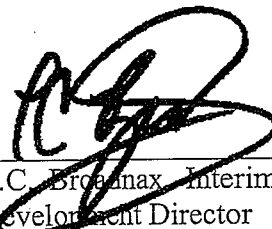
According to provisions under Chapter 42 of the Texas Local Government Code, a municipality may not be incorporated in the ETJ of an existing municipality unless the governing body (City Council) of the existing municipality provides its written consent by ordinance or resolution. If the governing body refuses to give its consent, then a majority of the qualified voters of the area and the owners of at least fifty percent (50%) of the land in the proposed municipality may petition City Council to annex the area. If the City refuses to annex the area within six months after receiving such a petition, that failure or refusal to annex constitutes the City of San Antonio's consent.



The City's consent is only an authorization to initiate incorporation proceedings. If the consent to initiate incorporation proceedings is obtained, it must be initiated within six months after the date of the consent and must be completed within eighteen months after the date of the consent. Failure to comply with either time requirement terminates the consent. The territory remains within San Antonio's ETJ until the area is incorporated.

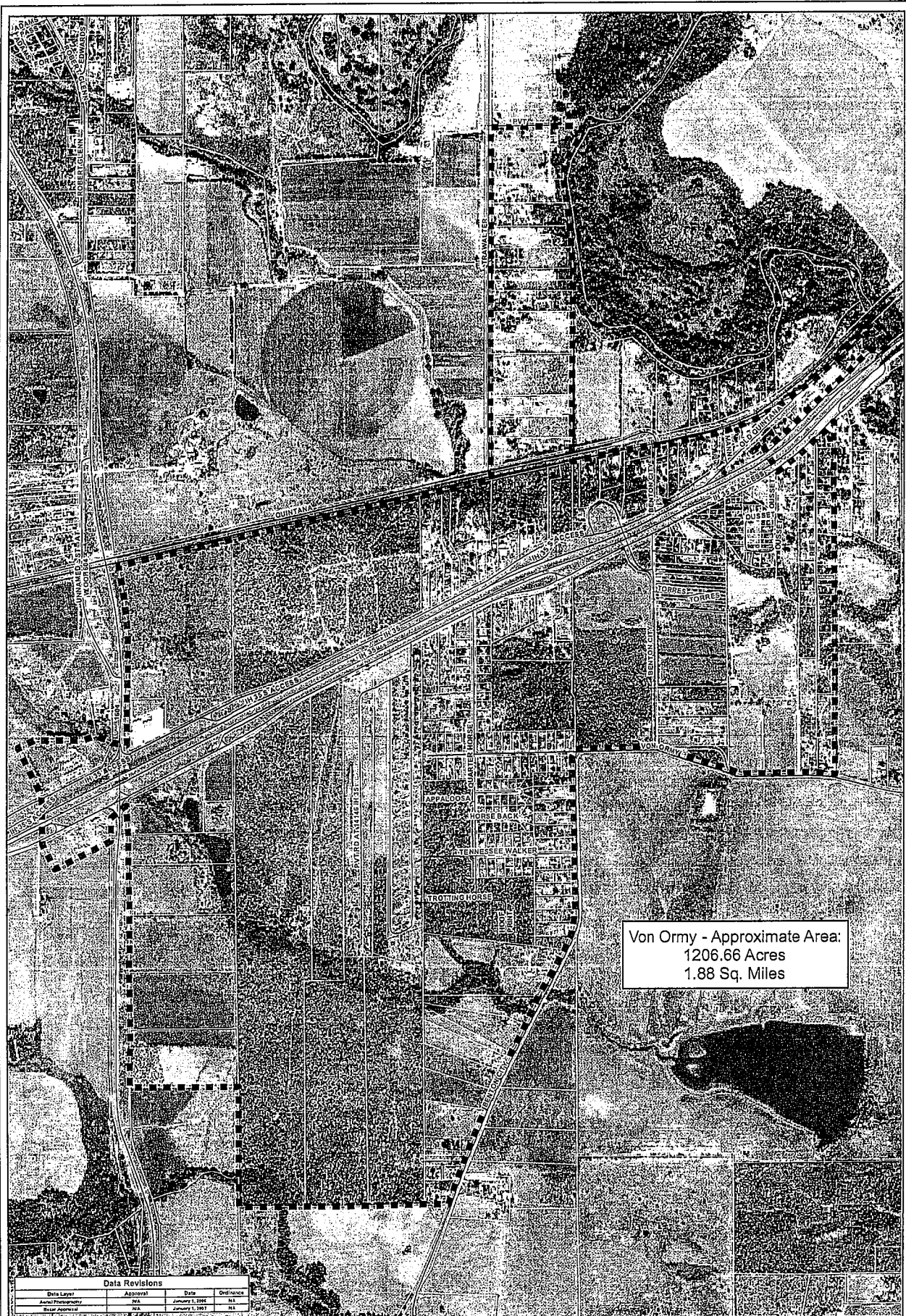
This request was individually evaluated based on the City's annexation goals and policies. The City's annexation goals are to preserve the City's range of annexation options, promote orderly growth and the provision of municipal services, enhance the City's fiscal position, preserve the integrity of the City and ETJ, and maintain a systematic annexation process. The City's Master Plan states the City should oppose the creation of new municipalities within the ETJ except where the City cannot provide the necessary services. The area is adjacent to the City's full purpose corporate limits only along the right of way of IH-35 South. State Statute prohibits annexations adjacent only along right of way.

Future annexation by the City of San Antonio would require comparable city services. The provision of emergency services alone to this area would far exceed the anticipated ad valorem revenue from this community. In reference to Police and Fire/EMS services, annexing this area would require additional police officers, construction of a temporary and new fire station, EMS services and Fire/EMS personnel. The capital and operating costs for these services total \$5.7 million in the first year and \$7.6 million in year two. Total revenue from ad valorem taxes is estimated at approximately \$129,815. Annual operating and maintenance revenue is estimated at approximately \$81,840. Debt Service revenue is estimated at approximately \$47,974.



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T.C. Broadnax, Interim Planning and Community  
Development Director

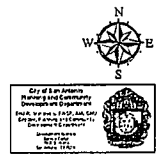
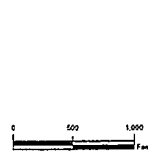


| Data Revisions      |          |                 |           |
|---------------------|----------|-----------------|-----------|
| Draw Layer          | Approval | Date            | Ordinance |
| Initial/Preparation | NA       | January 1, 1986 | NA        |
| Minor Revisions     | NA       | January 1, 1987 | NA        |



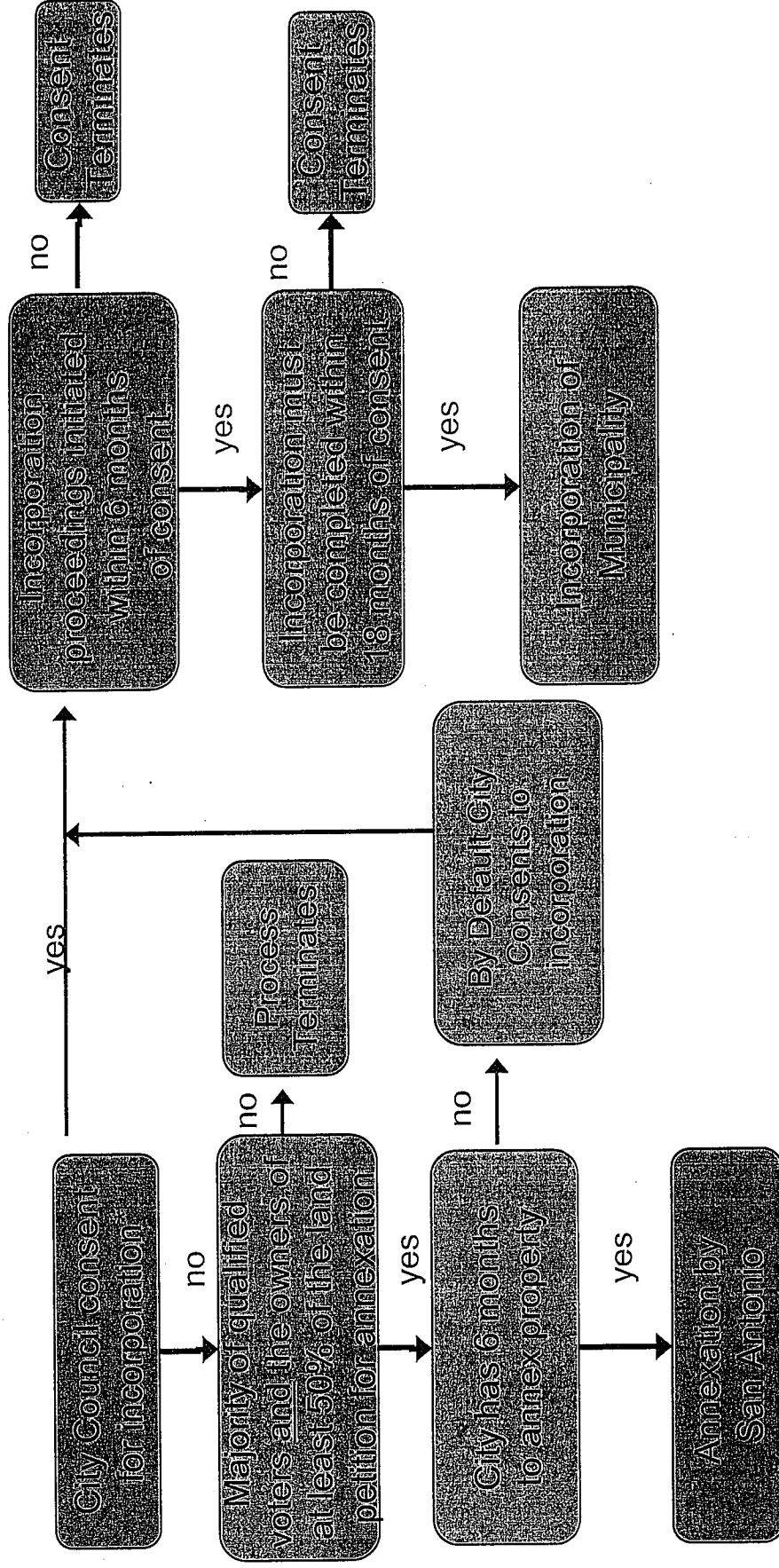
City of San Antonio, Texas  
 Von Ormy - Approximate Area  
 1206.66 Acres  
 1.88 Sq. Miles  
 City of San Antonio  
 Department of Planning and Economic Development  
 Planning and Economic Development  
 1000 North Loop West  
 Suite 1000  
 San Antonio, Texas 78207  
 (214) 747-1000

**Legend**  
 Von Ormy    BCAD Parcels — Streets    Railroads  
 City of San Antonio  
 Von Ormy



# Incorporation of Municipality within San Antonio's ETJ

Source: Section 42.041 Texas Local Government Code



\* Consent to incorporate for the proposed municipality is only an authorization to initiate incorporation proceedings.

**City of San Antonio Planning and Community Development Department**  
**Plan Amendment Recommendation** *Item #22*

**Plan Amendment Application Case No.: 08001 CD**

Council District: 2

City Council Meeting Date: 2/21/2008

Plan Amendment Map – Attachment 1

☒ Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **Arena District/Eastside Community Plan**

The applicant requests to amend the Land Use Plan designation from **Medium Density Residential** to **Neighborhood Commercial**.

**Background Information:**

**Applicant:** Ibanez, Leo

**Owner:** Ismail, Nada

**Property Location:** 2403 East Commerce St.

**Acreage:** .61

**Current Land Use of site:** Vacant and Gas Station/Convenience Store

**Adjacent Land Uses:**

N: Low Density Residential

E: Commercial

S: Commercial

W: Commercial

**Issue:**

**LAND USE ANALYSIS:**

The subject property consists of 4 parcels located at the intersection of E. Commerce St. and N. Gevers St. Existing surrounding land uses include low density residential land use immediately north and east, and commercial land uses to the west and south of the property. To the west of the property is a small business center including a hair salon, restaurant, flower shop, and a restaurant being remodeled. Also to the west and across the street from the property are industrial uses and a Texaco gas station. To the south of the property is a small auto business. This proposed amendment would expand the existing neighborhood commercial node.

The Arena District Community Plan designates *Medium Density Residential* for the subject parcels, which include small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

The proposed Neighborhood Commercial land use provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

☐ Minimal Impact      ☒ Impact can be mitigated      ☐ Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

**Major Thoroughfare Plan Designations:** E. Commerce St. is a Primary Arterial Type B (ROW 70'-120').

**Other streets:** The property is located at the corner of East Commerce and South Gevers Streets. N. Gevers is a local street.

**Comments:** There is ongoing construction before the intersection of the property on E. Commerce from the intersections of Spiggsdale St. to Garcia St. (and E. Commerce). There is also some construction at St. Philip's College 2 blocks from E. Commerce on S. Walters and Montana St.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Victory Gospel Church, St. Philip's Community College and Community Center/Park are located south of the subject property. St. Gerard Catholic Church and Smith Elementary are further south of the subject property. A large cemetery is located further east of the subject property.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

☒ Approval      ☐ Denial      ☐ Alternate Recommendation:

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: January 23, 2008

☐ Approval      ☐ Denial      ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 1/03/2008

No. Notices mailed 10 days prior to Public Hearing: 55

Registered Neighborhood Association(s) Notified: Jefferson Heights Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: I-1 EP-1 & C-2 EP-1      Proposed zoning district: C-1 CD EP-1

Zoning Commission Public Hearing Date: 11/06/07

☒ Approval      ☐ Denial

Comments: Through a conditional use, additional site mitigation measures including but not limited to noise attenuation, vegetative buffers, directional lighting, surveillance cameras for security, etc. could be imposed.

**Planning Department Staff:**

Nina Nixon-Mendez, AICP  
Case Manager: Tamara Palma

Planning Manager  
Planner

Phone No.: 207-7909

## RESOLUTION NO.

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.61 ACRES OUT OF NCB 1436 BLK 9 LOT 14, 15, 16 & 17.**

**WHEREAS**, City Council approved the Arena District/Eastside Community Plan as an addendum to the Master Plan on December 4, 2003; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 23<sup>th</sup>, 2008, and **APPROVED / DENIED** the amendment on January 23<sup>th</sup>; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Arena District Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF JANUARY 2008.

Approved:

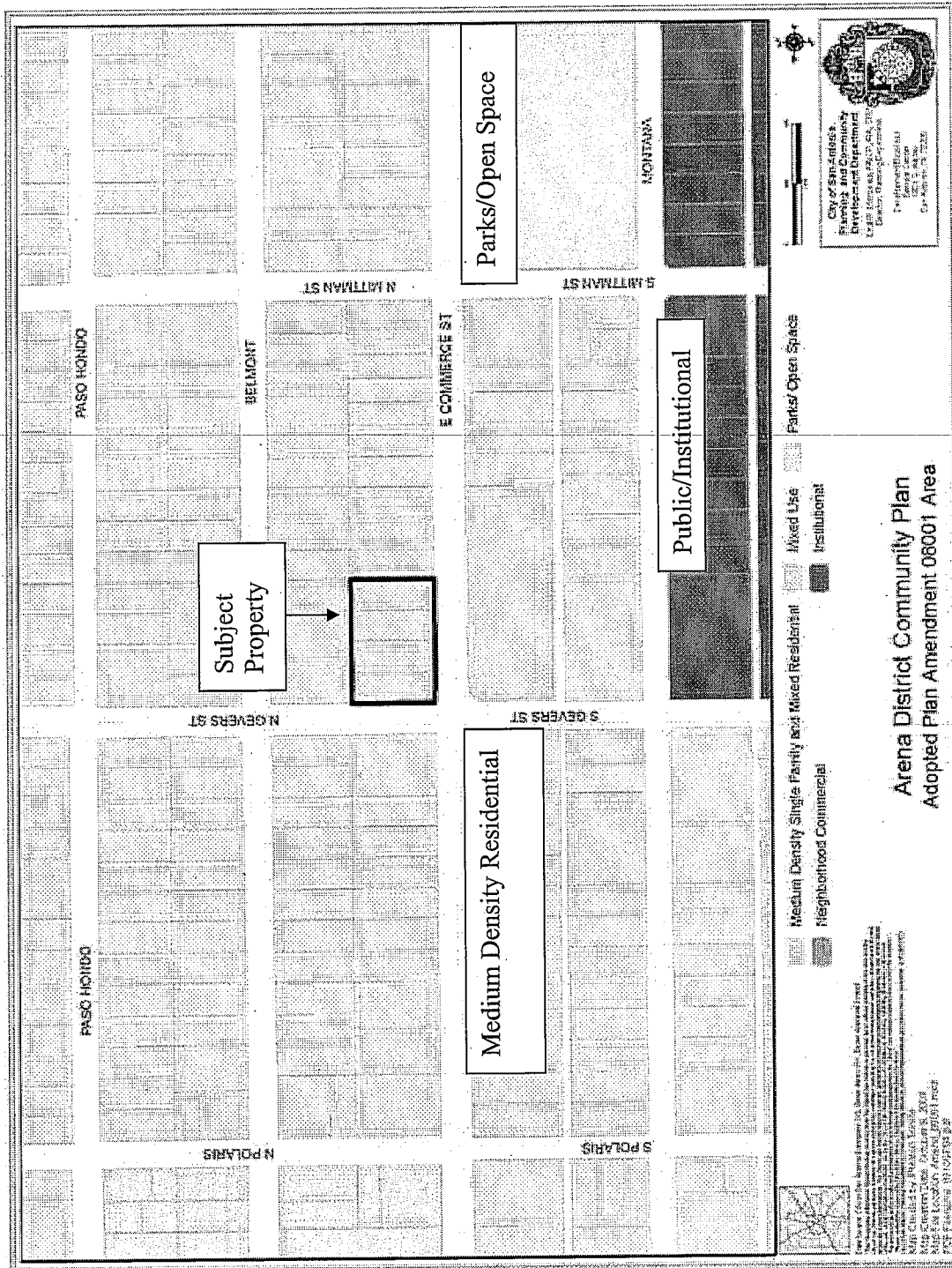
\_\_\_\_\_  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



Land Use Plan as adopted:



[illegible]





Plan Amendment Application Case No.: 08009

Council District: 1

City Council Meeting Date: 2/21/2008

☒ Plan Amendment Map – Attachment 1☒ Digital Ortho Image – Attachment 2**Summary:**Neighborhood/Community/Perimeter Plan: **Downtown Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation from **Office/Commercial/Mixed** to **Mixed Use** and amending the boundaries of sections **A, B, C, R**, and part of **S**, as well as a text amendment, to incorporate the River North District Master Plan (ch. 1, 2, 3 and 4.2)

**Background Information:****Applicant:** City of San Antonio**Owner:** Various**Property Location:** The area bounded by IH 37 on the North, East and North West; Main and Navarro on the Southwest; and Pecan, Broadway and Houston on the South.**Acreage:** 377 acres**Current Land Use of site:** **Mixed Use and Office/Commercial/Mixed****Adjacent Land Uses:**

N: No land use plan

E: Commercial/Warehousing

S: Mixed Use

W: Mixed Use

**Issue:****LAND USE ANALYSIS:**

The area of River North was designated as a TIF project to extend the Riverwalk north from Lexington to Pearl Brewery, and will link the area of the Riverwalk mainly used by tourists to an area of the Riverwalk mainly used by San Antonio residents.

The proposed Mixed Use land use provides for offices, professional services, retail and residential that is accessible to bicyclists, pedestrians and vehicles. Mixed Use should be located in areas where high intensity and medium and high density development is possible thus allowing the area to thrive. Amending the Downtown Neighborhood Plan to incorporate the entire planning area into one boundary area provides for a planner to analyze the requested use at a larger and complete perspective than previously.

The Development intensity of the area varies with the six districts that have been created. The River North Center covers areas adjacent to the San Antonio River and the northern extension of the Riverwalk. Buildings will be mixed use and high density with housing, retail and office that accommodates both San Antonio residents and tourists. The River North Corridor is a medium to high intensity area encompassing the Broadway corridor and transitional areas in the north and south of the planning area. It creates an environment for mid-density mixed use buildings of 2-6 stories with residential, commercial and office in addition to well integrated civic buildings and spaces. The Neighborhood Regeneration District is a medium intensity zone that is located throughout the planning area. It allows 3-5 story buildings that are designed to accommodate a medium-density living and working environment. The Neighborhood Stabilization East district is located on the eastern edge of the planning area just below Maverick Park. It is a medium to low intensity area and provides for 1-3 story mixed-use buildings that supports a mid to low density living, working, and

**City of San Antonio Planning and Community Development Department**  
**Plan Amendment Recommendation**

shopping environment. The Neighborhood Stabilization West district is located on the mid to far west side of the planning area and provides for lower intensity housing types. It will help strengthen the existing historic neighborhood fabric and bring in more economic drivers while preserving the key elements of the neighborhood's historic past. The Open Space District encompasses the parks and green space found in the district to preserve and strengthen the use and vitality of the civic spaces.

The proposed land use not only supports the goal of the Downtown Neighborhood Plan, but strengthens it and provides for a method to achieve the long-standing ideals proposed for the area.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Quincy, Primary Arterial type A; Camden, Arterial type C; Broadway, Secondary Arterial Type B; N. Alamo, Arterial Type C; Lexington, Arterial Type C, McCullough, Secondary Arterial Type B; Brooklyn, Secondary Arterial Type B; S. St. Mary's, Secondary Arterial Type B; Fourth, Secondary Arterial Type B; Bonham, Secondary Arterial Type B; Navarro, Primary Arterial Type A.

Other streets: Jones, Wilmington, Atlanta, Erie, Baltimore, Lexington, Richmond, Dallas, Augusta, Ninth, Tenth, Eighth, Avenue B, Avenue E, Starr, and Houston.

Comments:

The River North Development Master Plan planners have studied the traffic patterns and have specific plans for traffic control in the area.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Municipal Auditorium, Maverick Park, Madison Square Park, San Antonio River, River North (Museum District), Fire Station #4, San Antonio Museum of Art

Comments: The change in the land use plan is designed to improve the design and uses of the civic spaces and the San Antonio Museum of Art. No undesirable impacts are expected.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

☒ Approval      ☐ Denial      ☐ Alternate Recommendation:

Comments:

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: January 23, 2008

☐ Approval      ☐ Denial

☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 12/19/2007

No. Notices mailed 10 days prior to Public Hearing:

Registered Neighborhood Association(s) Notified:

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: RIO-1, RIO-2, C1, C2, C3, C3NA, C3R, D, I1, MF33, O2

**City of San Antonio Planning and Community Development Department**  
**Plan Amendment Recommendation**

Proposed zoning district: FBZD

Zoning Commission Public Hearing Date: 2/19/2008

☐ Approval

☐ Denial

**Planning Department Staff:**

T.C. Broadnax

Nina Nixon-Mendez, AICP

Case Manager: Lauren Edlund

Interim Planning Director

Planning Manager

Planner

Phone No.: 207-0157

## RESOLUTION NO.

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DOWNTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM CHANGING THE LAND USE PLAN MAP AND TEXT TO INCLUDE THE BOUNDARIES FOR THE RIVER NORTH DISTRICT MASTER PLAN, PROVIDING TECHNICAL CORRECTIONS; AND ADDING THE RIVER NORTH DISTRICT MASTER PLAN CHAPTERS 1, 2, 3 AND 4.2 (REGULATORY PLAN) AS A CHAPTER TO SUPPLEMENT THE NEIGHBORHOOD PLANS SECTION FOR AN AREA OF APPROXIMATELY 377-ACRES LOCATED WITHIN IH 35, IH 37, NAVARRO, BROADWAY AND HOUSTON.**

**WHEREAS**, City Council approved the Downtown Neighborhood Plan as an addendum to the Master Plan on May 13, 1999; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 23, 2008 and **APPROVED / DENIED** the amendment on January 23, 2008; and

**WHEREAS**, the San Antonio Planning Commission made a finding that \_\_\_\_\_  
\_\_\_\_\_; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Downtown Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23<sup>rd</sup> DAY OF JANUARY 2008.

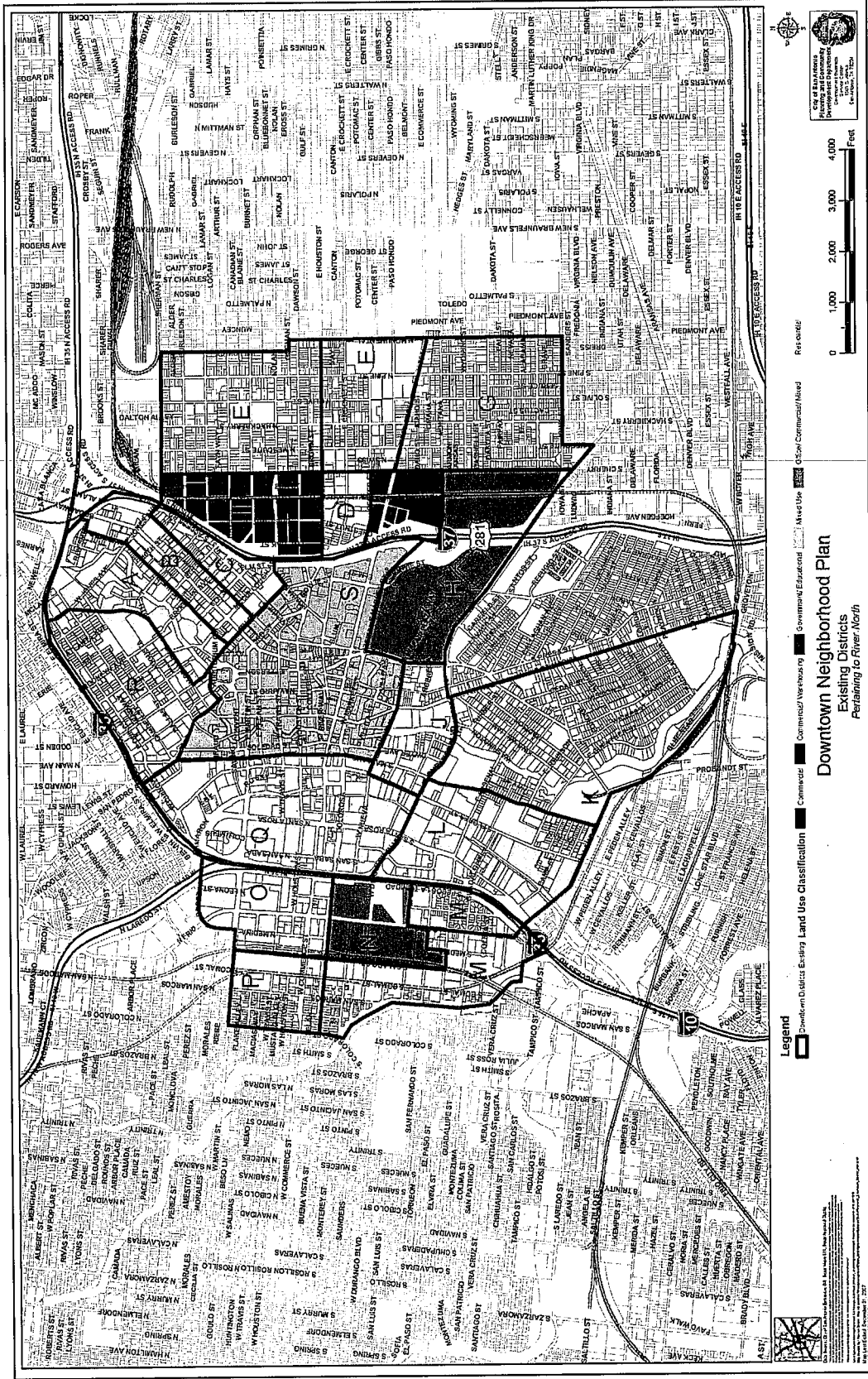
Approved:

Attest:

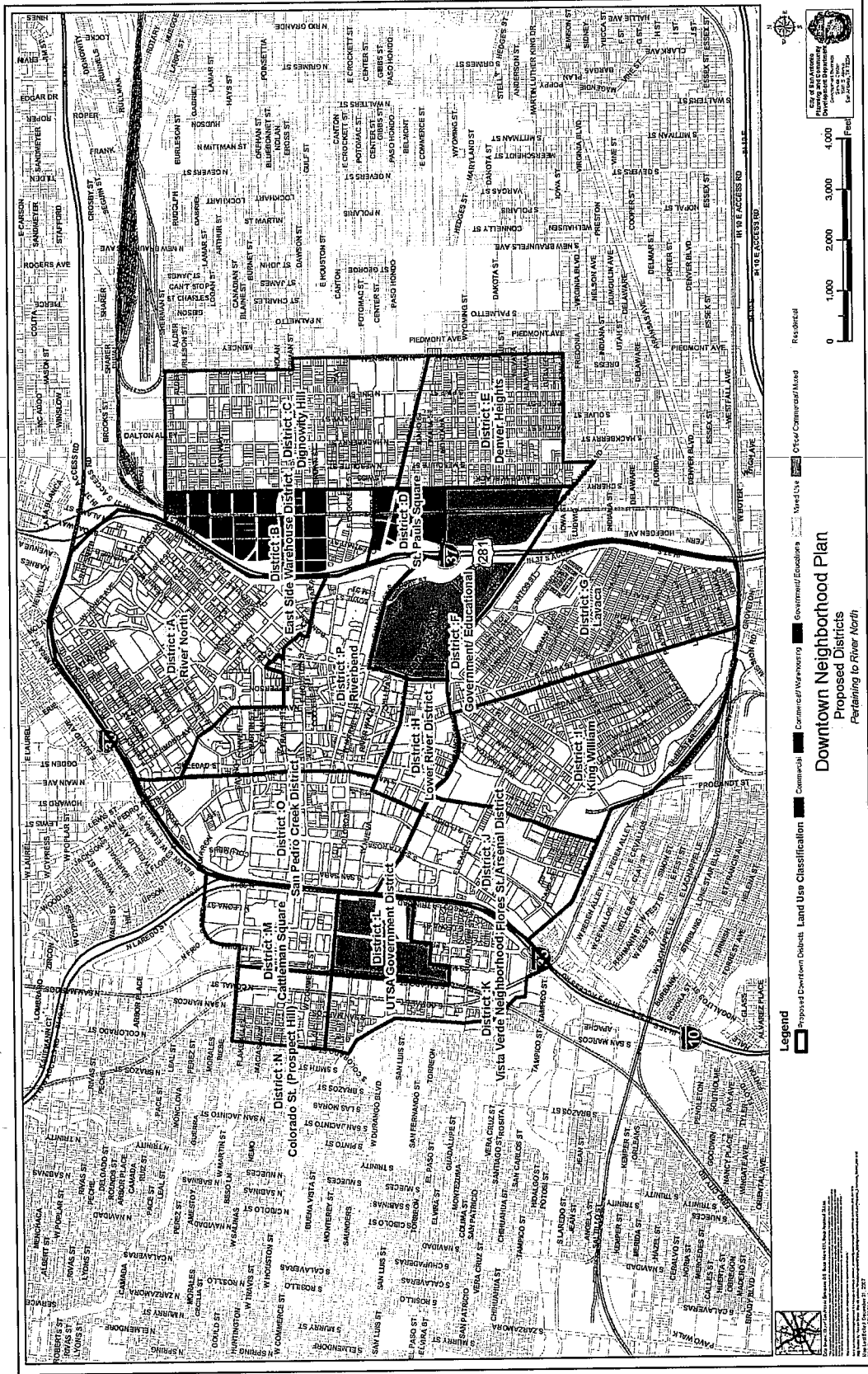
\_\_\_\_\_  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

# ATTACHMENT I Land Use Plan as adopted:



# ATTACHMENT II Proposed Amendment:





## Downtown Neighborhood Plan Land Use Text Amendments

A. North River Neighborhood — Low and Mid Rise mixed use / arts neighborhood along the San Antonio River with active and passive recreational spaces. Low rise at 3-stories at a maximum density of 40 units per gross acre with retail on the ground floor; and mid-rise at 5-stories stories at a maximum density of 50 units per acre.  
River North — Refer to the River North District Master Plan for further information.

B. Lower Broadway — Mid to high-rise mixed-use buildings with some entertainment destinations. Mid-rise at 5-stories at a maximum density of 50 units per gross acre; no maximum density limit on high-rise development.  
East Side Warehouse District — Conversions of older warehouses into residential and commercial mixed uses in a neighborhood center along Houston Street. The district's northern half continues to have warehouse distribution uses.

C. Irish Flats — Continued new-infill and rehabilitation development of residential mixed uses, commercial and some warehousing.  
Dignowity Hill — Existing historic district of single family and duplexes at a maximum density of 10 units per gross acre; encourage infill and housing rehabilitation to maintain neighborhood character. Transform Carver Center / Friedrich Building / East Cemeteries area into an education-arts-medical mixed use district with mid-rise, 5-stories and a maximum of 50 units / acre on Commerce.

D. East Side Warehouse District — Conversions of older warehouses into residential and commercial mixed uses in a neighborhood centered along Houston Street. The district's northern half continues to have warehouse distribution uses.  
St. Paul's Square - Redevelopment of historic commercial buildings and train depot into the Sunset entertainment district. The VIA parking facility will locate north of district which also has a proposed African American heritage complex (Ellis Alley) as part of the project.

E. Dignowity Hill — Existing historic district of single family and duplexes at a maximum density of 10 units per gross acre; encourage infill and housing rehabilitation to maintain neighborhood character. Transform Carver Center / Friedrich Building / East Cemeteries area into an education-arts-medical mixed use district with mid-rise, 5-stories and a maximum of 50 units / acre on Commerce.  
Denver Heights — Single Family Housing at a maximum density of 8 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character.

F. St. Paul's Square — Redevelopment of historic commercial buildings and train depot into the Sunset entertainment district. The VIA parking facility will locate north of district which also has a proposed African American heritage complex (Ellis Alley) as part of the project.  
Special Events District — Continuation of Henry B. Gonzalez Convention Center activities, federal offices, Institute of Texan Cultures and the Alamodome. The community identified this district as one appropriate location to be considered for any proposed arena (The



1997 Master Plan advocates a downtown location for major sporting facilities). For further information refer to the Hemisfair Park Area Master Plan.

G. Denver Heights—Single Family Housing at a maximum density of 8 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character.  
Lavaca Neighborhood/Victoria Courts – For further information refer to the Lavaca Neighborhood Plan.

H. Special Events District—Continuation of Henry B. Gonzalez Convention Center activities, federal offices, Institute of Texan Cultures and the Alamodome. The community identified this district as one appropriate location to be considered for any proposed arena (The 1997 Master Plan advocates a downtown location for major sporting facilities). For further information refer to the Hemisfair Park Area Master Plan.

Lower River District – Predominantly a mid-rise mixed use neighborhood that has the San Antonio Riverwalk as the neighborhood focal point. Durango develops as a mixed use, mid-rise corridor with parking facilities and hotels and ground floor retail. Mid-rise includes up to 5-stories with a maximum of 50 units per gross acre. Durango buildings are stepped-back going north (please see Glossary)

I. Lavaca Neighborhood/Victoria Courts—Infill and Rehabilitation of single family and duplex housing at a maximum density of 12 units per gross acre to maintain Lavaca neighborhood character. Redevelop Victoria Courts into mixed income housing that supports residential and office developments and integrates into adjacent neighborhood street pattern and character; Durango Boulevard (the northern edge of Victoria Courts) is mixed use, low to mid-rise corridor with low-rise at 5-stories and 50 units per gross acre. South Presa is an additional mixed use low-rise corridor.

King William – Single family and duplex housing at a maximum density of 12 units per gross acre. Continue preservation within the historic district. Maximum densities of 40 units per acre along low-rise mixed use corridors along S. Alamo and S. St. Mary's Streets.

J. Lower River District—Predominantly a mid-rise mixed use neighborhood that has the San Antonio Riverwalk as the neighborhood focal point. Durango develops as a mixed use, mid-rise corridor with parking facilities and hotels and ground floor retail. Mid-rise includes up to 5-stories with a maximum of 50 units per gross acre. Durango buildings are stepped back going north (please see Glossary)

South Flores/Arsenal Street District – A mixed use, low-rise district at 3-stories and a maximum of 40 units per gross acre. Redevelop San Pedro Creek as a linear park, for a new neighborhood and its residents with a neighborhood commercial center along South Flores Street.

K. King William—Single family and duplex housing at a maximum density of 12 units per gross acre. Continue preservation within the historic district. Maximum densities of 40 units per acre along low-rise mixed use corridors along S. Alamo and S. St. Mary's Streets.

Vista Verde Neighborhood – Expansion Housing into warehouse areas located to the west of Frio Street. Alazan Creek becomes a linear park for all new and old surrounding neighborhoods. Existing Vista Verde single family densities remain constant at a maximum of 10 units per gross acre located east of Frio Street.

L. South Flores/Arsenal Street District – A mixed use, low-rise district at 3 stories and a maximum of 40 units per gross acre. Redevelop San Pedro Creek as a linear park, for a new neighborhood and its residents with a neighborhood commercial center along South Flores Street.

UTSA/Government District – Continued development and expansion of community facilities within the district and surrounding adjacent areas.

M. Vista Verde Neighborhood – Expansion Housing into warehouse areas located to the west of Frio Street. Alazan Creek becomes a linear park for all new and old surrounding neighborhoods. Existing Vista Verde single-family densities remain constant at a maximum of 10 units per gross acre located east of Frio Street.

Cattleman Square – Development of commercial and mixed use parking facilities; mixed income and residential uses that include university student housing, cleaners, pharmacies and a grocery store to serve a new neighborhood.

N. UTSA/Government District – Continued development and expansion of community facilities within the district and surrounding adjacent areas.

Colorado Street/Prospect Hill – Infill and rehabilitation of existing single family neighborhood with maximum densities at 8 units per gross acre to maintain existing neighborhood integrity and character.

O. Cattleman Square – Development of commercial and mixed use parking facilities; mixed income and residential uses that include university student housing, cleaners, pharmacies and a grocery store to serve a new neighborhood. San Pedro Creek – Mixed use neighborhood along San Pedro Creek linear park that has active recreational facilities and a historic trail. Development of community, educational, hotel and recreational facilities in areas along IH-35. As an unique concept, to redesign Romana Plaza to rediscover pas downtown urban space (see opposite page).

P. Colorado Street/Prospect Hill – Infill and rehabilitation of existing single family neighborhood with maximum densities at 8 units per gross acre to maintain existing neighborhood integrity and character.

Riverbend – River Walk and Houston Street restaurants and entertainment; continue office, government and hotel activities throughout the area. Encourage development of new office and residential buildings, mixed uses, a City museum with in the Historic Civic Center area and neighborhood retail uses such as cleaners, markets and a grocery store near residential buildings.

Q. San Pedro Creek—Mixed use neighborhood along San Pedro Creek linear park that has active recreational facilities and a historic trail. Development of community, educational, hotel and recreational facilities in areas along IH 35. As an unique concept, to redesign Romana Plaza to rediscover pas downtown urban space (see opposite page).

R. Madison Square / Medical District—Infill and rehab residential structures in existing area north of Madison Square park Low-rise structures in existing area north of Madison park. Low-rise mixed uses at 3 stories and a maximum of 40 units per gross acre surrounding Madison Square Park. Commercial uses can focus on medical activities, neighborhood retail and art galleries along St. Mary's Street.

S. Riverbend—River Walk and Houston Street restaurants and entertainment; continue office, government and hotel activities throughout the area. Encourage development of new office and residential buildings, mixed uses, a City museum with in the Historic Civic Center area and neighborhood retail uses such as cleaners, markets and a grocery store near residential buildings.

**Master Plan Amendment 08009  
South Central San Antonio  
Community Plan**

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**Planning Commission  
January 23, 2008  
Agenda Item No. 23**

# Plan Amendment

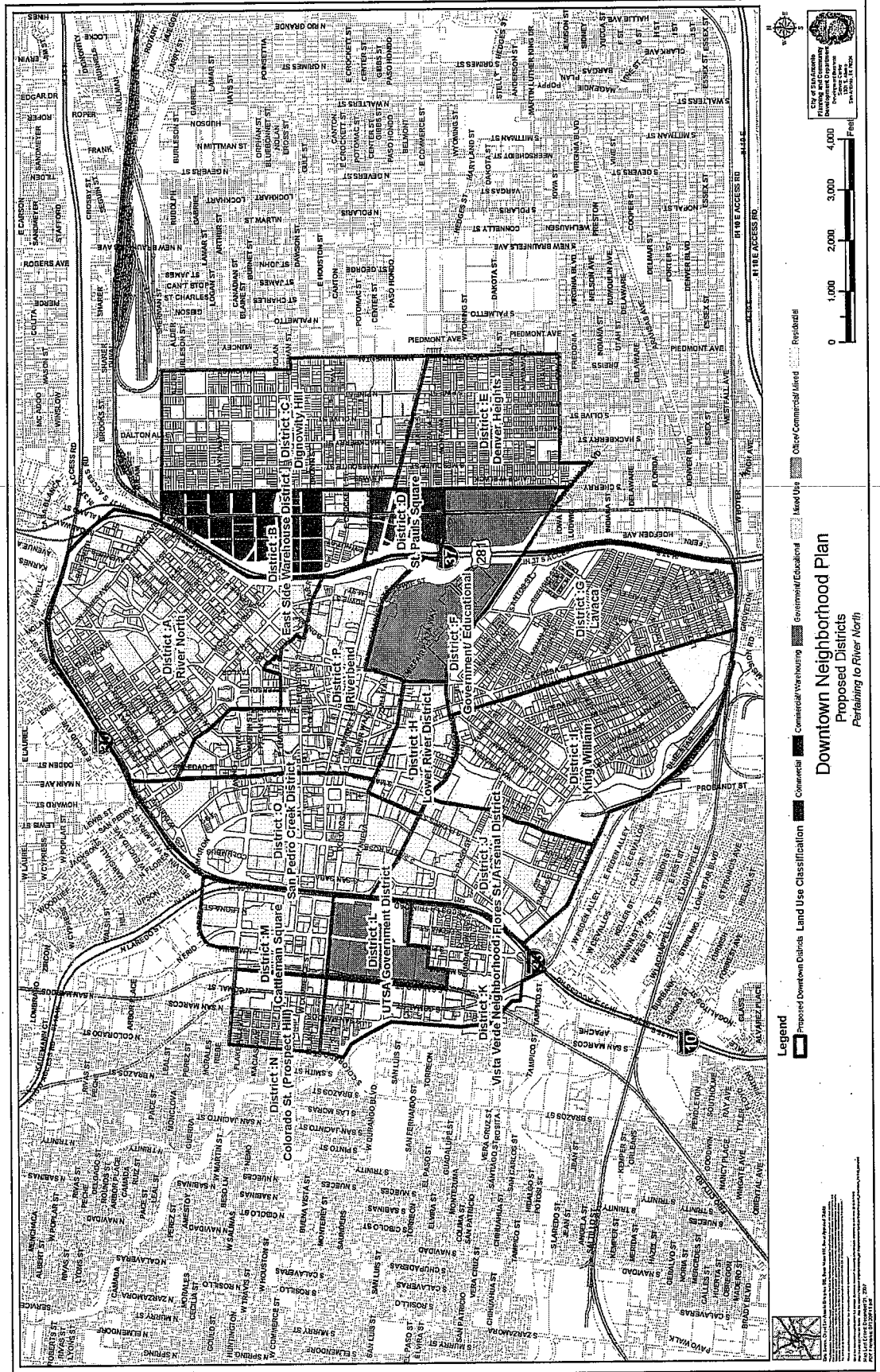
- Amendment to the the Downtown Neighborhood Plan by changing the land use plan map and text to include the boundaries for the River North District Master Plan, providing technical corrections; and adding the River North District Master Plan as a chapter to supplement the Neighborhood Plans Section.

## Plan as adopted:



# Amendment 08009

Proposed amendment:



# Staff Recommendation

- Staff recommends approval to the amendment



**City of San Antonio Planning and Community Development Department**  
**Plan Amendment Recommendation**

*Item # 24*

**Plan Amendment Application Case No.: 08010**

Council District: 4

City Council Meeting Date: 2/21/2008

Plan Amendment Map – Attachment 1

☒ Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **City South Community Plan**

The applicant requests to amend the Land Use Plan designation from **Agriculture and Resource Protection/Open Space Land to Urban Living**

**Background Information:**

**Applicant:** Earl & Associates

**Owner:** Hold 'em Investments, LP

**Property Location:** Jett Rd. and Loop 1604

**Acreage:** 107.5

**Current Land Use of site:** Agricultural

**Adjacent Land Uses:**

N: Large Lot Residential

E: Agricultural

S: Loop 1604

W: Large Lot Residential, Agricultural

**Issue:**

**LAND USE ANALYSIS:**

The existing land use for the subject property is Agricultural. The surrounding land uses consist primarily of Agricultural Uses and Large Lot Residential (6 acres or more) along W. Jett Road. Several of these properties have received agricultural exemptions according to the Bexar Appraisal District.

The current land use designation of Agriculture is intended for the preservation of crop agriculture, ranching, and related agri-business practices. Single-Family residential and commercial uses are permitted in densities that do not interfere with agriculture uses. The northern tip of the subject property is designated Resource Protection/Open Space. This property is a short distance from the floodplain boundary that surrounds the Medina River. This designation encourages passive recreational uses, such as trails, and allows some residential uses.

The proposed land use designation is Urban Living. This category encourages compact neighborhoods and centralized commercial and mixed use areas that are transit and pedestrian friendly. Centralized commercial and mixed use areas are preferably achieved through nodal development at intersections that have close proximity to a transit stop. Residential densities may decrease toward the edge of the node.

Changing the land use designation to Urban Living must take into account at least two factors. One factor is the appropriateness of the land use with respect to the surrounding land uses. The second factor

## **City of San Antonio Planning and Community Development Department Plan Amendment Recommendation**

is the type of development encouraged within the Urban Living land use per the City South Community Plan.

The type of connectivity that would be required to make a development on this property compact and pedestrian friendly, as encouraged in the City South Community Plan, would require several east-west and north-south streets within the subject property boundaries. These streets are necessary to create small urban blocks that contribute to compact development.

The surrounding land uses include large lot residential to the east and north. These uses front a two lane rural road (Jett Road). On the west, these uses act as a buffer between Jett Road and the subject property, limiting direct connection to the subject property from the west. On the north, these uses border the floodplain and face toward the Medina River. The northern part of Jett Road follows the outline of the floodplain.

Currently, the main two access points to the subject property are Jett Road (to the north) and Loop 1604 (to the south). Jett Road is currently a rural road that is not indicated for expansion on the Major Thoroughfare Plan. Expansion of this will be difficult and not encouraged due to the floodplain/Medina River to the north and the presence of existing residences on the south.

Connectivity from the west is currently hampered by the presence of existing single family residences. Connectivity to the east is hampered by the presence of agricultural lands. To the east lay large tracts of land of similar shape and size to the subject property. These lots are currently used for agricultural purposes. These lots, and the subject property, are rectangularly shaped parcels that are approximately 1,000 feet wide (east to west) and 5,000 feet deep (north to south). While over time, agricultural lands may be converted to developable areas, it is the intent of the community plan to encourage development first in town centers located around major intersections.

The nearest major road to the east is Applewhite Road which is approximately 7,000 feet (1.3) miles from the eastern border of the subject property. The nearest major road to the west is Hwy 16 which is approximately 7,500 feet (1.4 miles) from the subject property. Urban nodes are generally encouraged within 1/4 mile to 1/2 mile from major intersections. This distance would help ensure that developments are compact and walkable within the development. The location of dense development near major intersections helps ensure accessibility by automobiles and transit from outside the development.

The City South Community Plan states the goals of preserving agricultural uses (farming and ranching), controlling development in the floodplain, establishing town centers at major intersections, and creating neighborhood centers with schools, commercial shopping, and personal services within walking distance.

The proposed change in land use category on the subject property does not uphold the overall goals of the City South Community Plan. It does not encourage the preservation of viable agricultural uses; it does not help control development in the floodplain; it does not encourage the establishment of town centers at major intersections. Lastly the subject property is not conducive to a mixed-use neighborhood due to connectivity issues.

# City of San Antonio Planning and Community Development Department

## Plan Amendment Recommendation

### Land Use Analysis as Applicable to Zoning:

Urban Living encourages high density residential uses. On 107 acres, it is conceivable that a density of 15 units/acre could be achieved with a mix of single-family, townhome, and multi-family units. This would result in approximately 1,600 units before any land is allocated for commercial uses.

The applicant, through a zoning application for the subject property, has stated an intention to build residential units with a minimum lot size of 20,000 square feet (R-20) on approximately 88.5 acres on the northern portion of the subject property and conventional commercial buildings (C-2) on approximately 19 acres on the southern portion.

The zoning request indicates a desire to segregate land uses (e.g. 88.5 acres of residential to the north and 19 acres of commercial to the south) rather than create compact, walkable, mixed-use communities that would be consistent with the City South Community Plan.

The development intent also does not address the designation of an Enhanced Secondary Arterial through the subject property that has been adopted on the Major Thoroughfare Plan.

In sum, the proposed land use category is not consistent with City South Community Plan.

☐ Minimal Impact      ☐ Impact can be mitigated      ☒ Significant Impact - Incompatible Land Use

### TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

**Major Thoroughfare Plan Designations:** An Enhanced Secondary Arterial (120'-140' ROW) currently bisects the property approximately mid-point and connects Applewhite (on the east) to Hwy 16 (on the west). The southern boundary of the property is along Loop 1604 which is Freeway (250' to 500' ROW)

**Other streets:** Jett Road is a rural roadway not identified by the MTP for enhancements.

**Comments: A Level Two Traffic Impact Analysis is required.**

Jett Road is a two lane rural road to the north and west of the subject property. The Traffic Impact Analysis Threshold Worksheet submitted with the Zoning Application indicates that a total of approximately 970 peak hour trips could be generated by the propose zoning. Approximately 194 peak hour trips (PHT) would be generated by the residential development with access off Jett Road and approximately 775 peak hour trips from the commercial development from Loop 1604.

The proposed commercial development of the subject property may be accessed from Loop 1604. The Major Thoroughfare Plan indicates that this is potentially a high capacity Freeway requiring 250-500' right-of-way. While the capacity of this roadway may be sufficient it does promote access difficulties. Entrance to the subject property occurs from the Access Road which is one-way. Freeways, by their intended nature to provide long trips at high speeds, are not interrupted by intersections with other major roads. Freeways have entrances and exits that are grade separated with controlled access. Freeways are not conducive to nodal development.

☐ Minimal Impact      ☐ Impact can be mitigated      ☒ Significant Impact to Transportation Capacity

# City of San Antonio Planning and Community Development Department

## Plan Amendment Recommendation

### COMMUNITY FACILITIES ANALYSIS:

Transit service does not currently operate in this area. Police protection will be provided by the Bexar County Sheriff's department. Fire service will be provided by volunteer fire department and the Emergency Services Department.

**Infrastructure:** There are currently no sewer mains or water facilities within close proximity of the subject property. Without central water and sewer the minimum lot size is 1.5 acres. With central water and septic, the minimum lot size is .5 acres.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact to Community Facilities Capacity

### Recommendation:

#### STAFF RECOMMENDATION:

☐ Approval      ☒ Denial      ☐ Alternate Recommendation

Comments: The proposed change to Urban Living Land Use is not appropriate on the subject property at this time. The shape of the subject property, location with respect to existing land uses, connection to existing roadways, and proximity to floodplains, make agreement with the intent of the Urban Living land use category difficult and is not consistent with the goals of the City South Community Plan.

#### PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: 1/23/2008

☐ Approval      ☐ Denial      ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 1/11/2008

No. Notices mailed 10 days prior to Public Hearing: 101

Registered Neighborhood Association(s) Notified: None

#### ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007256

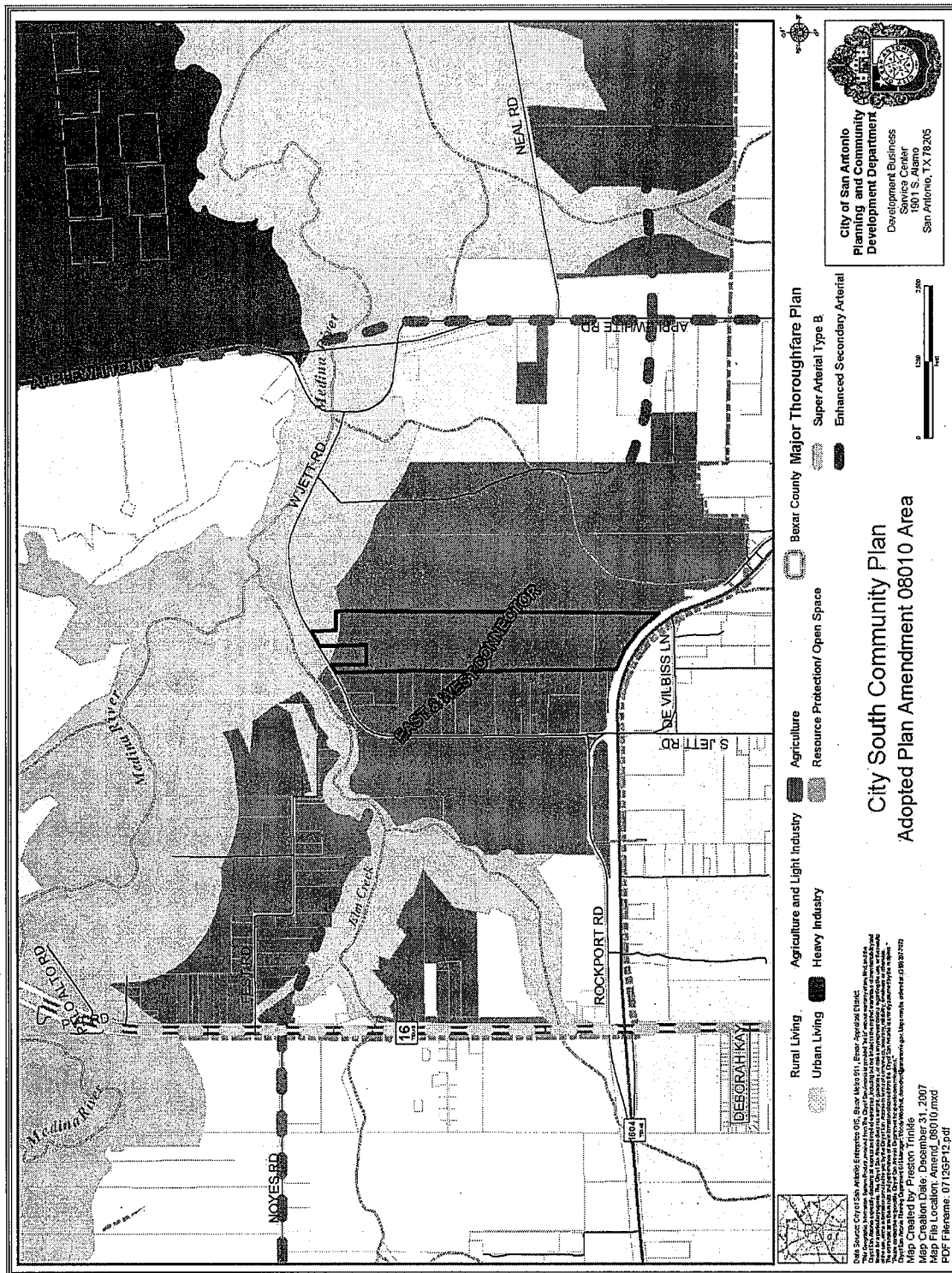
Current zoning district: FR and RP      Proposed zoning district: R-20 (on 88.5 acres), C-2 (on 19 acres).

Zoning Commission Public Hearing Date: 1/15/2008

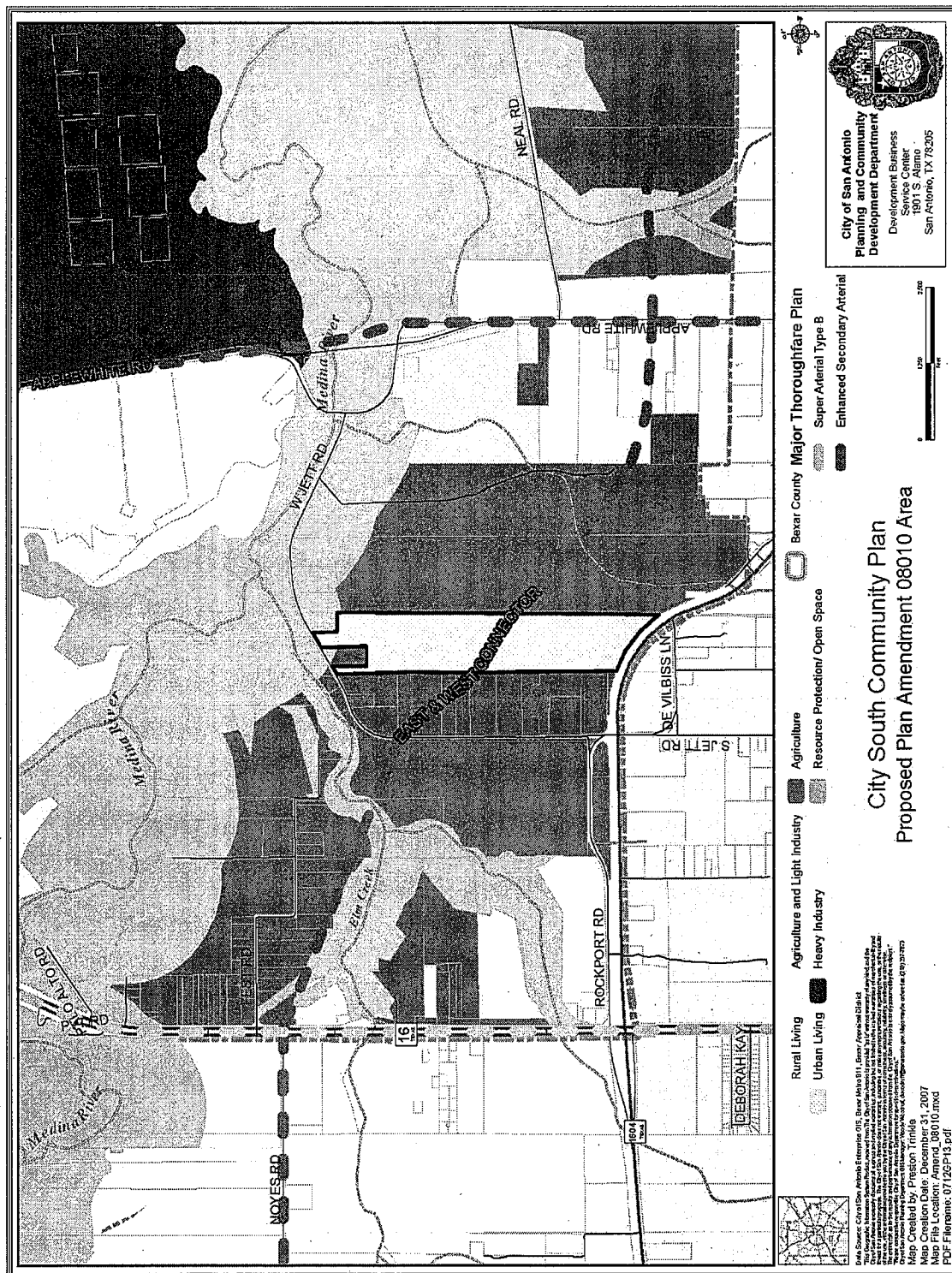
☐ Approval      ☐ Denial

#### Planning & Community Development Department Staff:

|                                |                           |
|--------------------------------|---------------------------|
| Patrick Howard                 | Assistant Director        |
| Nina Nixon-Mendez, AICP        | Planning Manager          |
| Case Manager(s): Trish Wallace | Senior Management Analyst |
| Tamara Palma                   | Planner II                |
|                                | Phone No.: 207-7909       |



# Proposed Amendment:







## RESOLUTION NO.

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE AND RESOURCE PROTECTION LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 107.5 ACRES OUT OF NCB 4191 P-32 AND P-32D LOCATED BETWEEN, AND FRONTING, JETT RD. AND LOOP 1604.**

**WHEREAS**, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 23, 2008 and **APPROVED / DENIED** the amendment on January 23, 2008; and

**WHEREAS**, the San Antonio Planning Commission made a finding that \_\_\_\_\_  
\_\_\_\_\_; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF JANUARY 2008.

Approved:

Attest:

\_\_\_\_\_  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



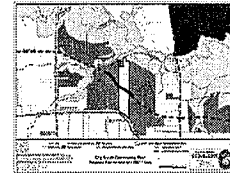
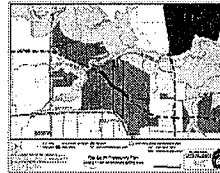
# **Master Plan Amendment 08010** **City South Community Plan**

**Planning Commission**  
**January 23, 2008**  
**Agenda Item No.**

## **Amendment 08010**

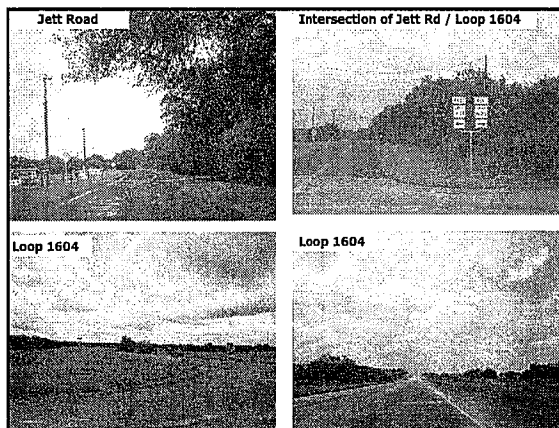
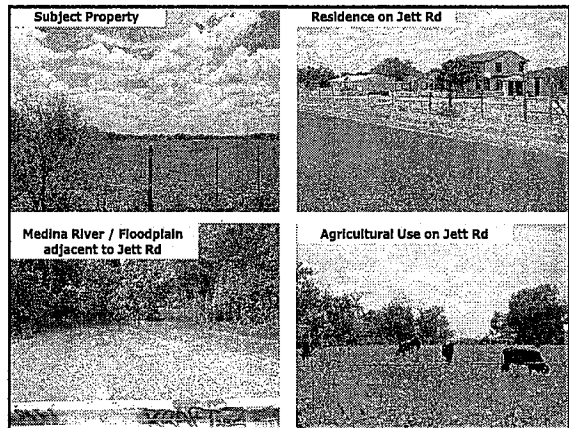
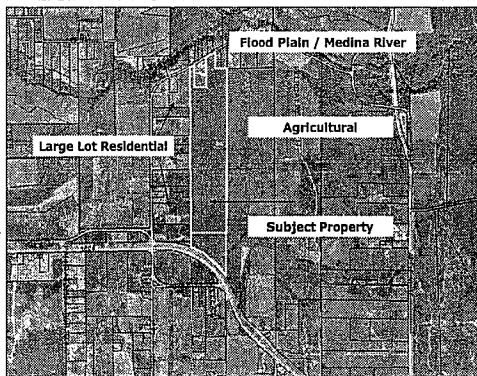
Plan as adopted:

Proposed amendment:



2

## **Land Use**



**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE TOBIN HILL NEIGHBORHOOD PLAN, AN AREA BOUNDED BY WEST ASHBY PLACE, TRAIL STREET, EAST HUISACHE AVENUE AND EAST JOSEPHINE STREET TO THE NORTH, US HWY 281 NORTH AND BROADWAY TO THE EAST, IH 35 NORTH TO THE SOUTH AND SAN PEDRO AVENUE AND MCCULLOUGH AVENUE TO THE WEST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."**

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

**WHEREAS**, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

**WHEREAS**, the San Antonio Planning Commission has reviewed the Tobin Hill Neighborhood Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**WHEREAS**, a public hearing was held on January 23, 2008.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The Tobin Hill Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

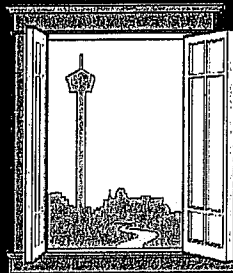
PASSED AND APPROVED ON THIS 23rd day of January 2008.

Approved:

\_\_\_\_\_  
Murray H. Van Eman  
Chairman,  
San Antonio Planning Commission

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



# TOBIN HILL

*"the window to downtown San Antonio"*

## NEIGHBORHOOD PLAN

Prepared by the Tobin Hill Neighborhood in partnership with the City of San Antonio  
Planning and Community Development Department

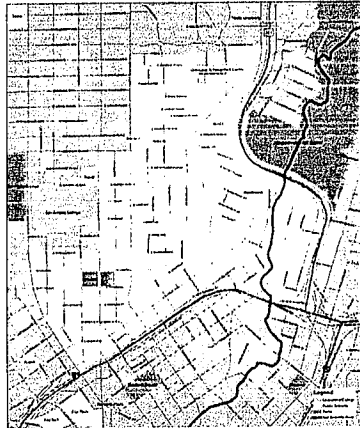
### NEIGHBORHOOD PLAN PURPOSE



Provides opportunity for community to address **SWOTs** (Strengths, Weaknesses, Opportunities, Threats) and plan for the future of the Tobin Hill Neighborhood



## PLAN BOUNDARIES



### **North:**

W. Ashby, Trail Street, E  
Huisache Ave, Josephine St

### **East:**

US Hwy 281 & Broadway

### **South:**

IH 35

### **West:**

San Pedro Ave, McCullough Ave.

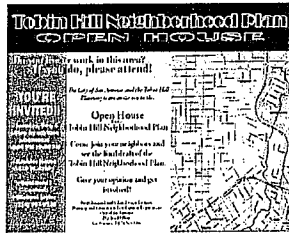


## PLAN TIMELINE

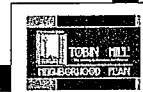
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| 1st Public Meeting.: SWOT Analysis                         | May 12, 2007        |
| 2nd Public Meeting.: SWOT Analysis                         | May 21, 2007        |
| 3rd Public Meeting: Land Use Plan                          | June 9, 2007        |
| 4th Public Meeting: Community Facilities and Public Safety | June 14, 2008       |
| 5th Public Meeting: Transportations and Infrastructure     | August 25, 2007     |
| Planning Team Organizational Meetings                      | February-July 2007  |
| Planning Team Document Review Meetings                     | August-October 2007 |
| Open House   | December 4, 2007    |
| Planning Commission Workshop Briefing                      | January 9, 2008     |
| Planning Commission Public Hearing                         | January 23, 2008    |
| City Council Public Hearing.                               | February 21, 2008   |



## COMMUNITY OUTREACH

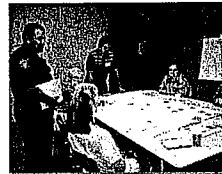


- Public Meeting notices mailed to residents and all property owners
- Flyers distributed to local businesses, schools and other community facilities
- Plan presented to the Neighborhood at an Open House on December 4 at the Koehler Cultural Center
- Virtual Open House



## COMMUNITY INVOLVEMENT

- Over 121 Community members attended one or more of the 7 public meetings
- 25 staff members from various City departments and public agencies attended one or more of the 3 Department & Agency Liaison meetings and one or more of the 3 Plan Writing Workshops



## KEY ELEMENTS OF THE PLAN

- Housing and Neighborhoods
- Economic Development
- Community Facilities, Health and Services
- Public Safety and Crime Prevention
- Land Use Plan

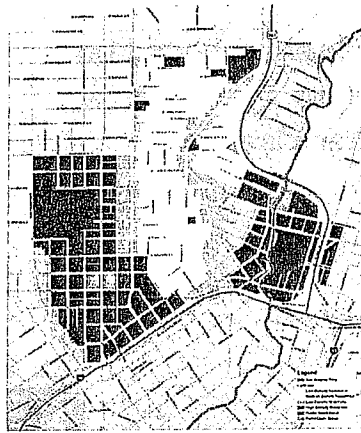


## ELEMENT GOALS

- HOUSING AND NEIGHBORHOODS
  - GOAL 1: CREATE AND BUILD COMMUNITY
  - GOAL 2: HOUSING
  - GOAL 3: NEIGHBORHOOD APPEARANCE
- ECONOMIC DEVELOPMENT
  - GOAL 4: EXISTING AND FUTURE BUSINESSES
  - GOAL 5: DEVELOPMENT TYPE AND DESIGN
- TRANSPORTATION AND INFRASTRUCTURE
  - GOAL 6: TRANSPORTATION AND INFRASTRUCTURE
  - GOAL 7: TRANSPORTATION NETWORK SAFETY AND APPEARANCE
  - GOAL 8: PUBLIC TRANSIT
- COMMUNITY HEALTH, FACILITIES AND SERVICES
  - GOAL 9: COMMUNITY FACILITIES
  - GOAL 10: HEALTH AND WELLNESS
  - GOAL 11: PARKS AND RECREATION
- PUBLIC SAFETY
  - GOAL 12: PUBLIC SAFETY AND CRIME PREVENTION



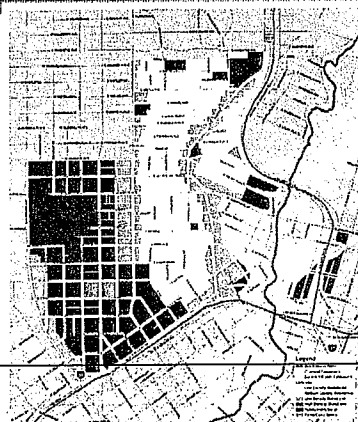
## LAND USE PLAN



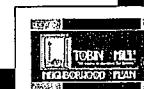
- Low & High Density Mixed-Use along arterials and the River
- Low & Medium Density Residential for Established Residential Areas
- High Prevalence of Public/Institutional Uses



## CURRENT AND PROPOSED FLOOD PLAINS



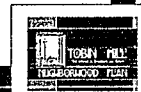
Tobin Hill Neighborhood Plan  
Current vs. Future Floodplains



## STAFF RECOMMENDATION AND NEXT STEPS...

Recommend that Tobin Hill Neighborhood Plan  
be forwarded to City Council for adoption as a  
component of the City's Master Plan

- Feb 21, 2008 – City Council Public Hearing





# MEMO

**TO:** Planning Commission  
**FR:** Cecilia G. Garcia  
**DATE:** January 16, 2008  
**RE:** Technical Advisory Committee – Proposed Amendment

Currently, the Establishment and Governance resolutions under which the TAC operates requires term limits for its members. I am asking for your support in my efforts to rescind this term limit requirement.

Since adopting our current UDC several members who have the benefit of historic knowledge will be term limited off of the Committee. This is of great concern to me. As you know, our work on TAC is of a highly technical nature and requires extensive understanding and knowledge of the UDC, its implementation and in many cases how any particular issue may have come to be in the UDC. These particular members greatly aid not only the committee but, are also helpful to staff. Further, their input during meetings and interaction with more freshmen members allow us to continue to develop more educated and informed TAC members. I believe it is crucial to allow these members to continue to serve. Their input and knowledge is of such benefit to the committee and its work to advise the Planning Commission.

Please support me in amending the Establishment and Governance resolution to rescind the term limit requirement. This item will be on the Agenda at our Jan 23 Planning Commission meeting. In the event you have any questions, comments or concerns regarding this matter, you may contact me.

Cecilia G. Garcia  
Vice-Chair, Planning Commission  
Chairman, Technical Advisory Committee

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

**REVISING THE ESTABLISHMENT AND GOVERNANCE FOR THE TECHNICAL  
ADVISORY COMMITTEE TO ELIMINATE TERM LIMITS**

\* \* \* \* \*

**WHEREAS**, the Planning Commission has established the Technical Advisory Commission in accordance with the Establishment and Governance document;

**WHEREAS**, the MEMBERSHIP section of the Establishment and Governance document currently states:

“Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) terms.”

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO** that the membership section of the Establishment and Governance document for the TECHNICAL ADVISORY COMMITTEE shall be changed as follows:

~~“Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) terms.”~~

**PASSED AND APPROVED THIS 23<sup>th</sup> DAY OF JANUARY, 2008.**

APPROVED:

\_\_\_\_\_  
Murray H. Van Eman  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE  
ESTABLISHMENT AND GOVERNANCE

FUNCTION:

The Planning Commission Technical Advisory Committee ("Committee") is established to advise the Planning Commission on matters relating to the Unified Development Code, Major Thoroughfare Plan, and Transportation Plan.

MEMBERSHIP:

1. The Committee shall consist of seventeen members. Three members shall be appointed from the Planning Commission, one member shall be appointed from the Zoning Commission, and one member shall be appointed from the Parks and Recreation Board. The other eleven members shall consist of two development or real estate professionals, three registered professional engineers, one planning professional (AICP certified certification must remain current during the term of office, one registered architect, one member specifically representing environmental and/or historic preservation interests, and four representatives of the community at-large, who shall not qualify under any of the active professional membership categories (real estate/development, engineering, planning, architectural) nor have an economic interest in land development activities. The members shall be appointed by resolution of the Commission for overlapping two-year terms. Appointees must reside within the City of San Antonio or its extraterritorial jurisdiction, provided that at least nine reside within the corporate limits of San Antonio.
2. In appointing members to the Planning Commission Technical Advisory Committee, the Planning Commission shall strive for a balance between members with and without economic interests in the development process regulated by the City of San Antonio.
3. All members shall be responsible for informing organizations which they represent and the citizens in general of the Committee's activities.
4. The Planning Commission, from its own membership, shall appoint the Chairman of the Committee.
5. Should a member have two or more unexcused absences in the course of a year, the Chairman of the Planning Commission Technical Advisory Committee may recommend to the Planning Commission that the Commission remove the member and appoint a replacement. Furthermore, it is the responsibility of the committee member to contact the chairperson of the Planning Commission Technical Advisory Committee if they are unable to attend any particular meeting for the absence to be excused.
6. In addition to the regular members of the Committee, the Planning Commission may appoint such ex-officio members, as it deems appropriate. The ex-officio members may or may not be voting members of the Committee as designated by the Planning Commission.

7. ~~Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) terms.~~

#### RESPONSIBILITIES:

1. Maintain working knowledge of the Unified Development Code; and, the City's Comprehensive Master Plan, including but not limited to the Master Plan Policies, Neighborhood, Community and Perimeter Plans, other land use plans, the Major Thoroughfare Plan and other transportation plans, and the manner in which these plans are administered.
2. When directed to do so by the Planning Commission, prepare recommendations for changes to the Unified Development Code.
3. When directed to do so by the Planning Commission, provide recommendations for policy direction and priorities concerning implementation of all components of the City's Comprehensive Master Plan.
4. Undertake such other tasks or studies related to transportation, or the regulation of subdivisions, as may, from time to time, be levied by the Planning Commission and prepare recommendations of the commission's consideration.

#### PROCEDURES:

1. The provisions of the Texas Open Meeting Act shall be observed at all times.
2. The Committee shall meet on a quarterly basis or as often as necessary. Official notice may be given to members by electronic mail, fax or other method deemed appropriate.
3. Reasonable effort will be made to ensure that at least six members of the Committee are present at a meeting during which the Committee takes an action. However, at the discretion of the Chairman, the Committee may proceed to an action with less than six members being present.
4. Actions of the Committee shall take the form of recommendations to the Planning Commission. Approval of the recommendations shall require a majority affirmative vote of the Committee members present and voting. A minority report may be included with recommendations to the Planning Commission.
5. Minutes and tape recordings shall be made of each meeting and retained within the Development Services Department. The minutes and tapes shall be made available for public review.
6. Participation by interested citizens in the deliberations of the Committee shall be encouraged. Individuals and/or organized groups may register with the Development Services Department for the purpose of receiving notice of meetings. A fee may be charged of this service.

#### STAFF SUPPORT AND LIAISON:

1. Staff support shall be provided to the Committee by the Director of Development Services Department within limitations imposed by budgetary and personnel considerations. The Director shall appoint one or more technical advisors to the Committee.
2. The Committee may request advice and assistance from other City departments, public agencies, and private individuals with expertise in areas under consideration by the committee. In all instances, such requests shall be made through the Director of Development Services Department.